

3 EAST 89TH STREET

LANDMARKS PRESENTATION

TUESDAY, FEBRUARY 11, 2020

DRAFT DATED JANUARY 28, 2020

PROJECT TEAM



OWNER

Slater & Beckerman P.C.

LAND USE COUNSEL



COMMUNITY OUTREACH

RAFAEL VIÑOLY ARCHITECTS

ARCHITECT



HIGGINS QUASEBARTH & PARTNERS, LLC

CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

HISTORIC PRESERVATION

WALTER B. MELVIN ARCHITECTS, LLC

RESTORATION CONSULTANT

ENHANCING CULTURAL COMMUNITY



Guggenheim Museum



Cooper Hewitt Smithsonian Design Museum



*Church of the Heavenly Rest
Arts Initiative*



The Jewish Museum

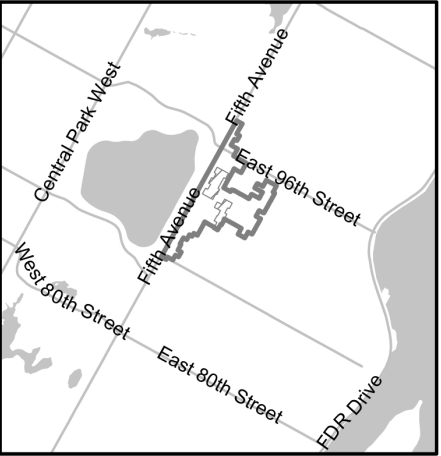
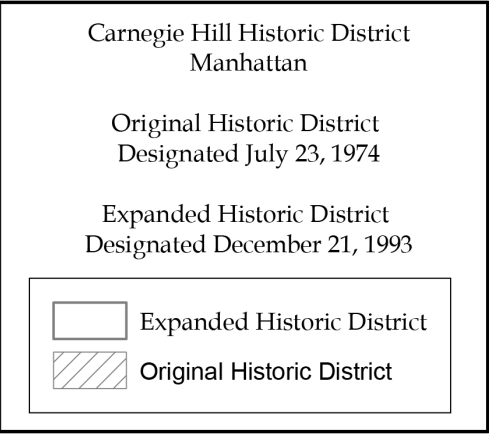
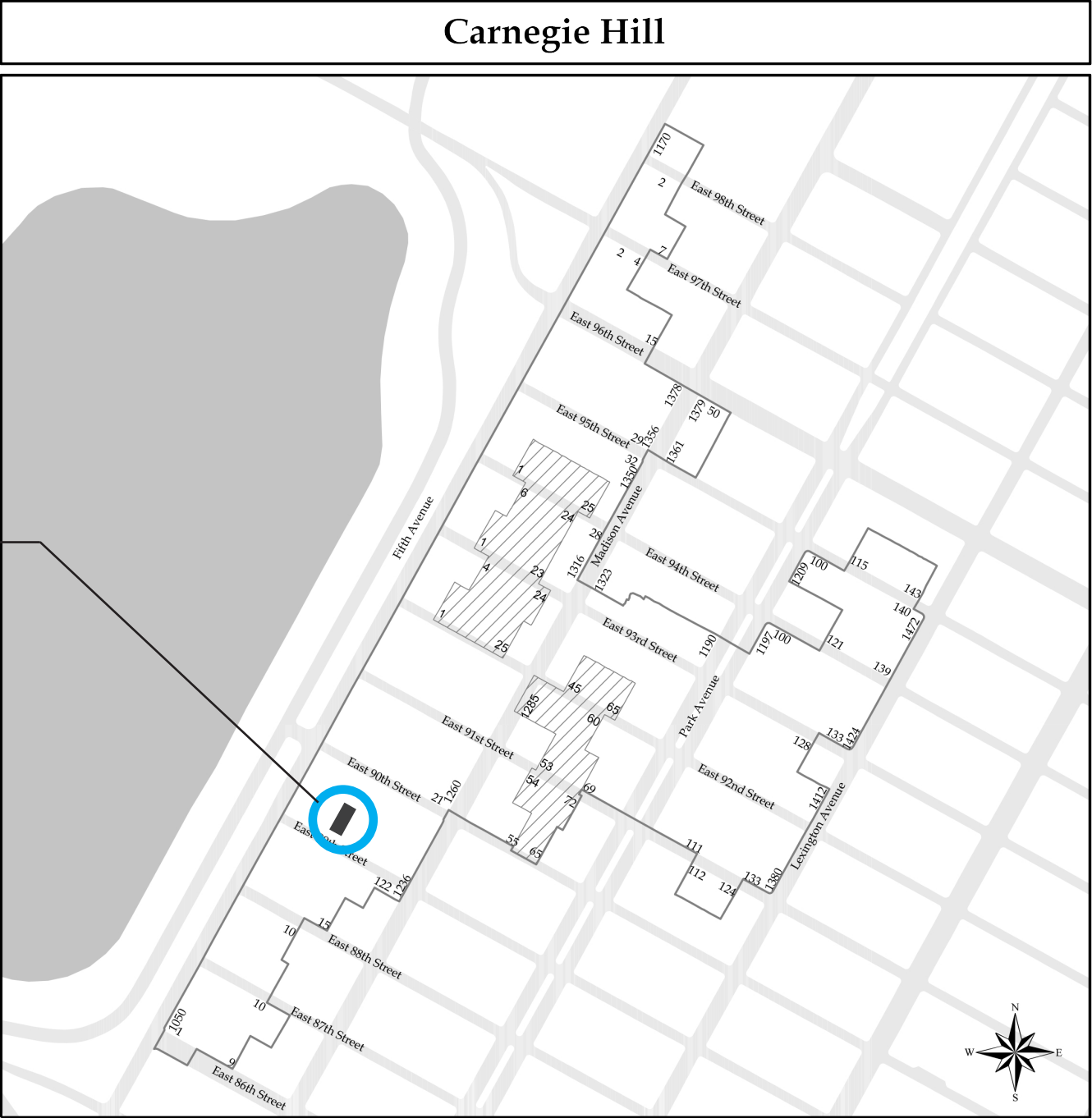


Neue Galerie

SITE LOCATION

3 East 89th Street located in the Carnegie Hill Historic District Expansion

3 EAST 89TH STREET
PROJECT SITE



LANDMARKS (LPC) APPLICATIONS & CITY PLANNING (CPC) APPLICATION

LPC applications:

- Certificate of Appropriateness
 - Rear and side enlargements
 - Rooftop addition
 - Introduction of new awning at building entry
- Restoration and Maintenance Plan
 - Facade restoration
 - Adoption of a cyclical maintenance plan

CPC application for Special Permit (ZR Section 74-711):

- Modification of zoning
 - Commercial art gallery
 - Height and rear yard waivers



3 East 89th Street is situated within split zoning districts R10 and R8B

Existing Floor Area
13,684 SF

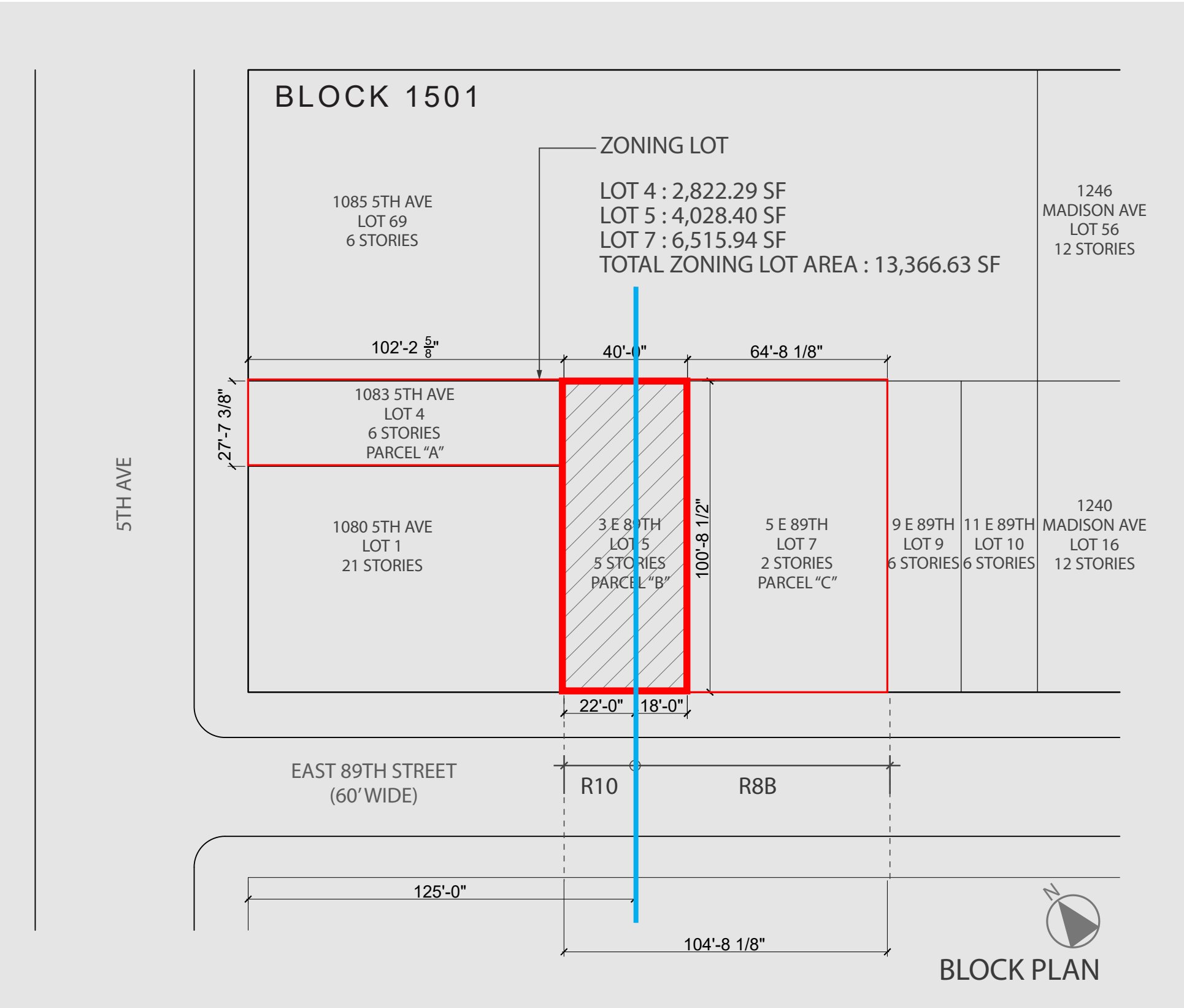
Proposed Floor Area
19,419 SF
(5,735 SF Addition)

Reduction from Previous Proposed Floor Area
1,804 SF (reduced 23%)

Existing Roof Height
(at top of mansard)
78'-5 1/2" (+ bulkhead)

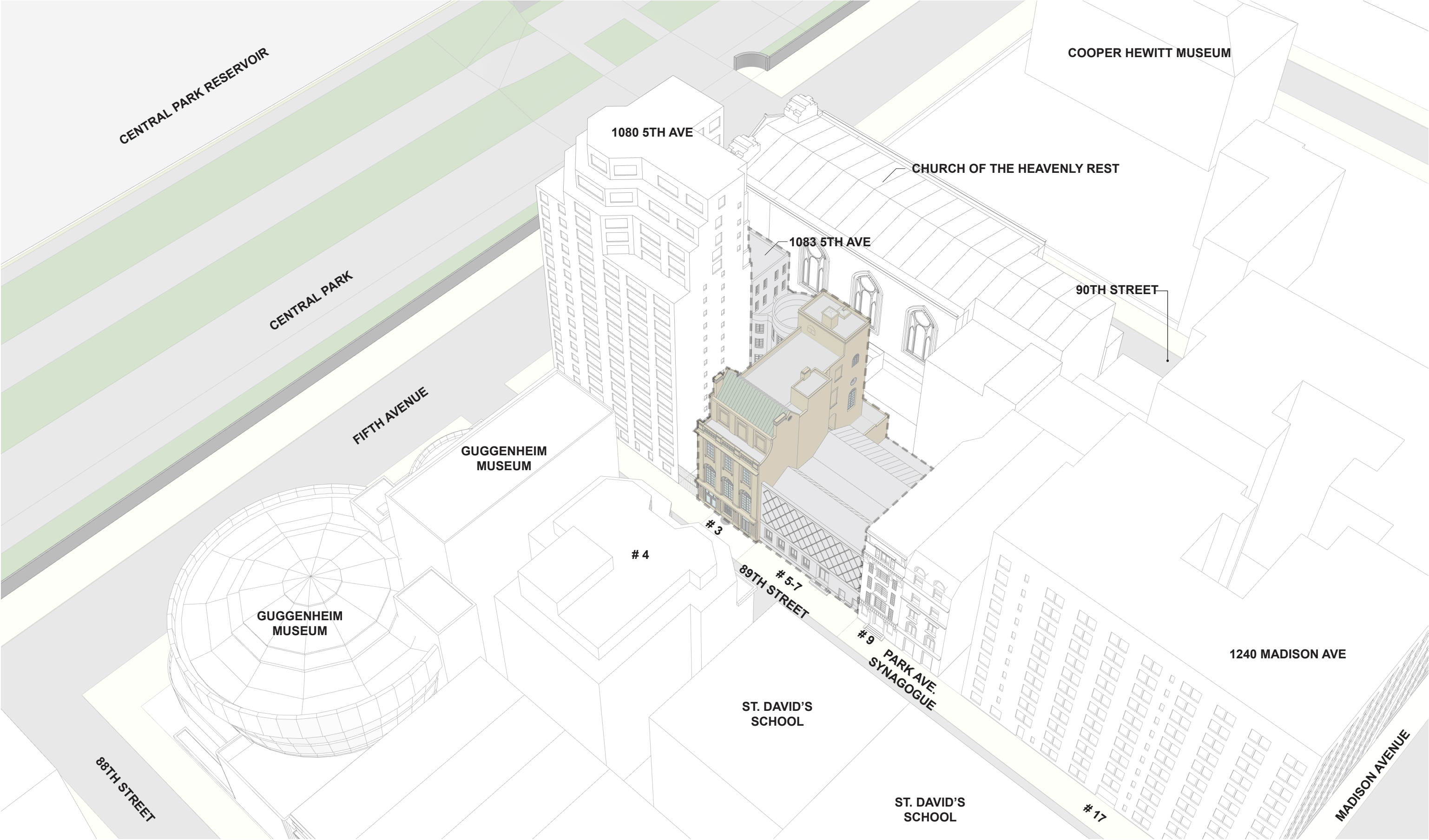
Proposed Roof Height
(at top of main roof)
89'-5 1/2" (+ bulkhead)

Previously Proposed Height
90'-11 1/2" (+bulkhead)



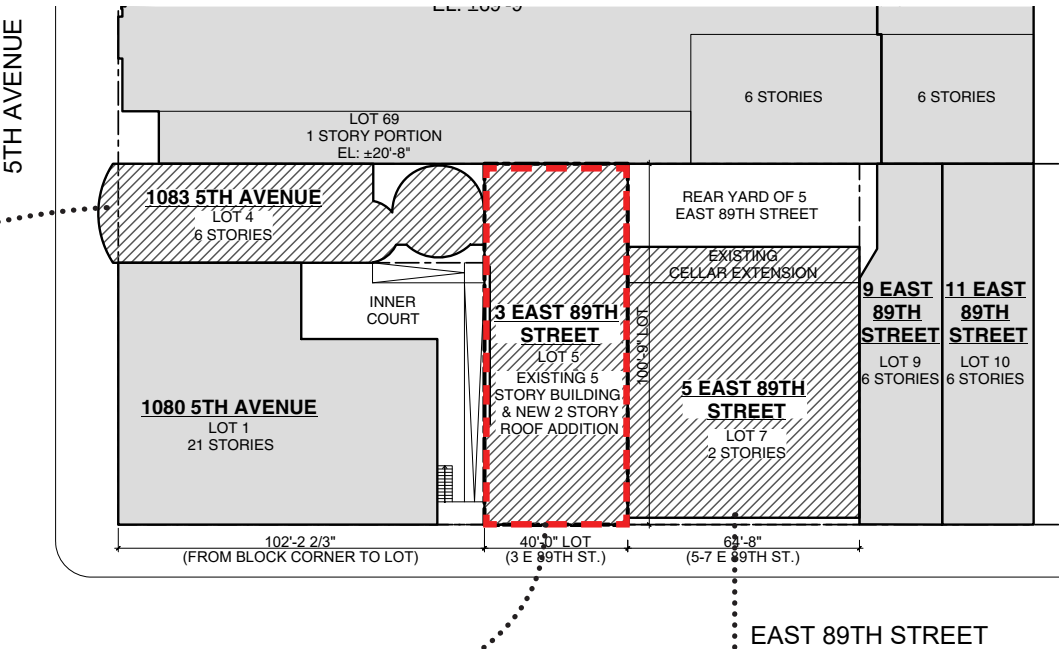
SITE DIAGRAM

DRAFT



FORMER NATIONAL ACADEMY OF DESIGN CAMPUS

- 1083 Fifth Avenue (1902 / 1915)
- 3 East 89th Street (1915)
- 5-7 East 89th Street (1959)



1083 5TH AVENUE
LOT 4

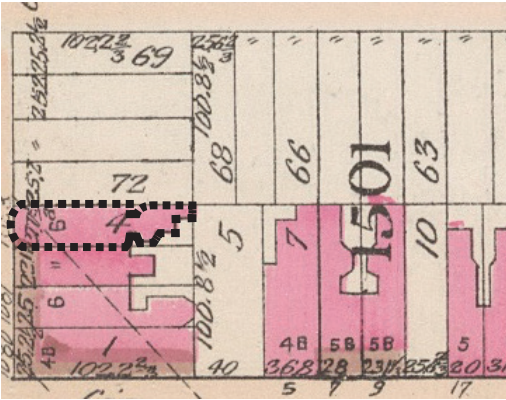


3 EAST 89TH STREET
LOT 5

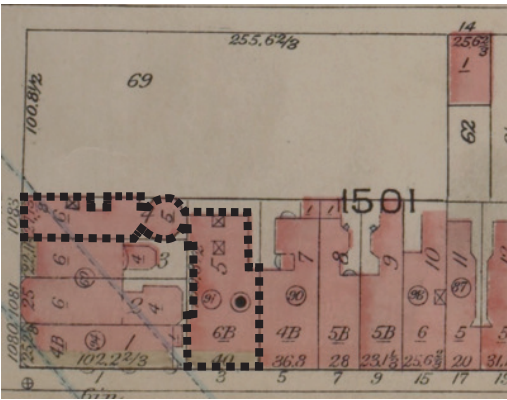


5-7 EAST 89TH STREET
LOT 7

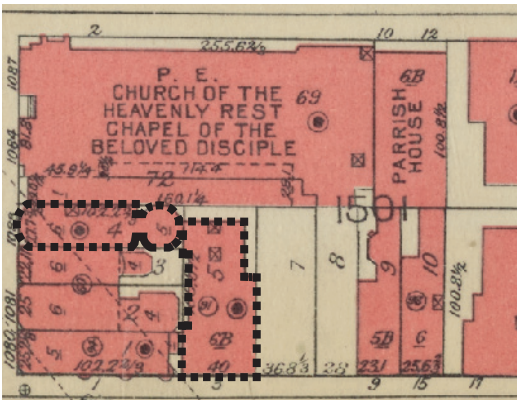
FORMER NATIONAL ACADEMY OF DESIGN CAMPUS



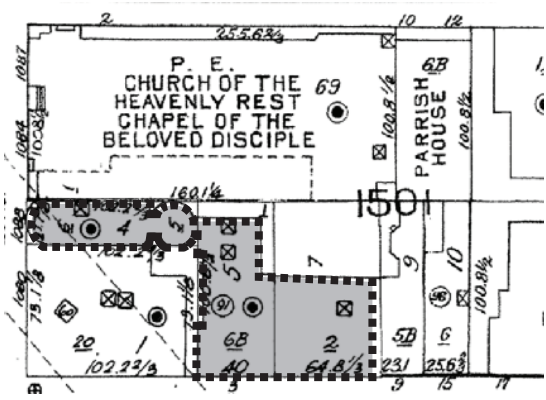
1911 BROMLEY



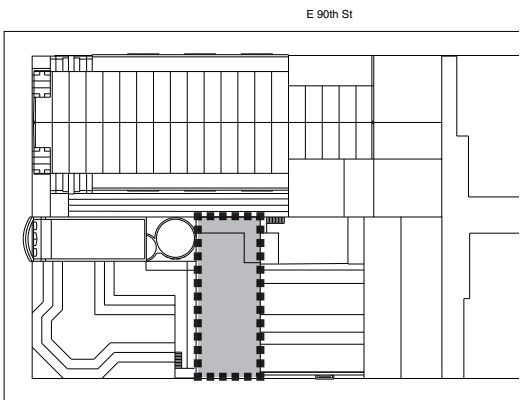
1921 BROMLEY



1955 BROMLEY



1985 SANBORN



2020 PROPOSAL



1902
1083 5TH AVE



1914
3E 89TH ST. ADDITION



1959
5 EAST 89 STREET ADDITION



2020
PROPOSED BUILDING SEPARATION

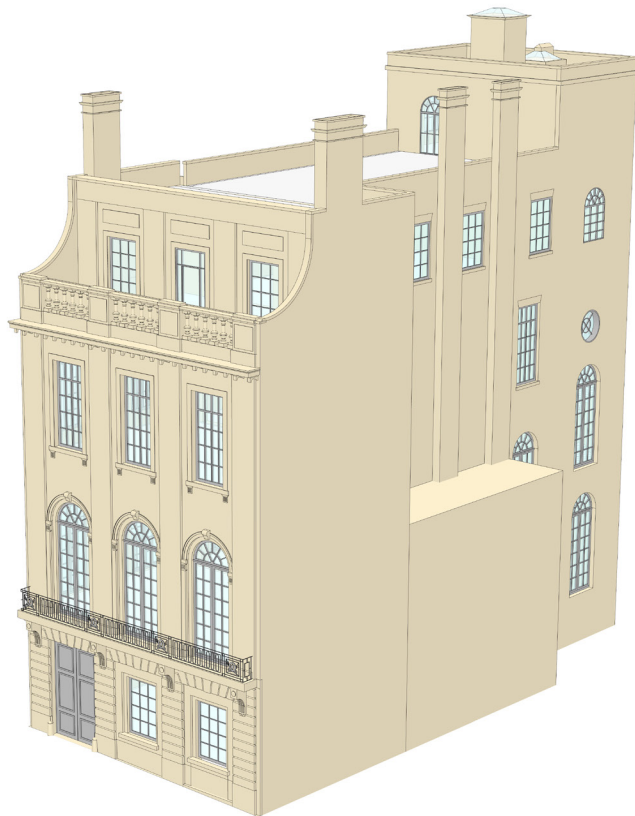
1941

GIFTED TO
THE NATIONAL ACADEMY OF DESIGN

2019

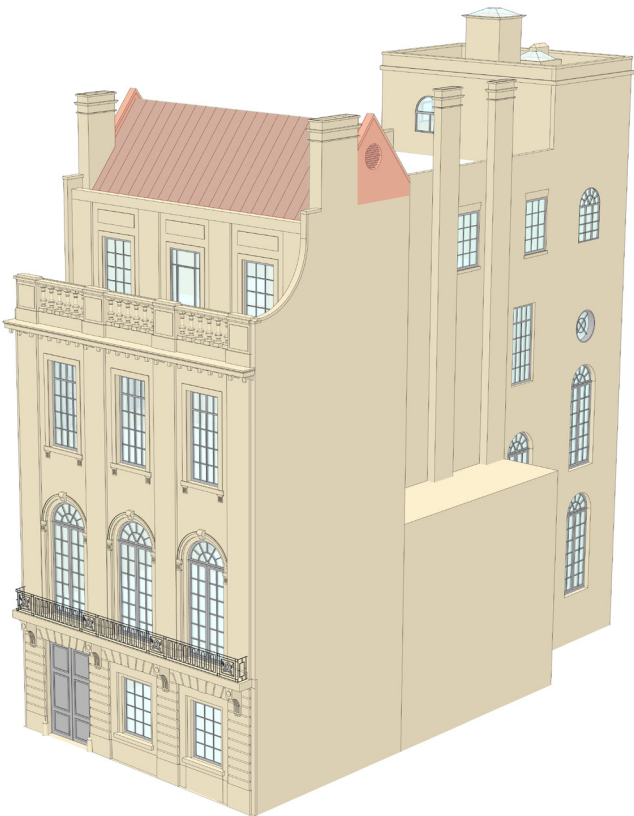
3 BUILDINGS SOLD SEPARATELY

HISTORICAL ENLARGEMENTS IN SUPPORT OF THE ARTS



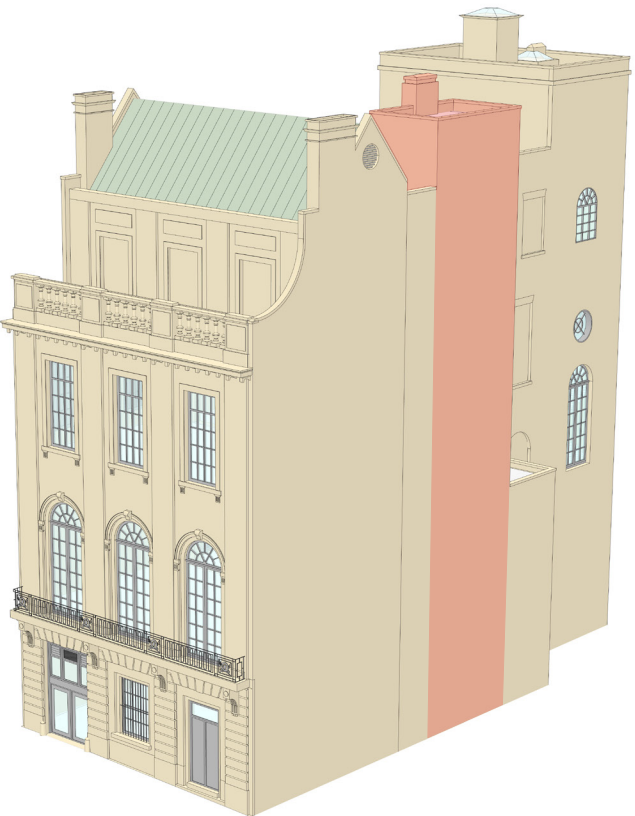
1914

5-STORY ORIGINAL
(WING OF 1083 5TH AVE.)



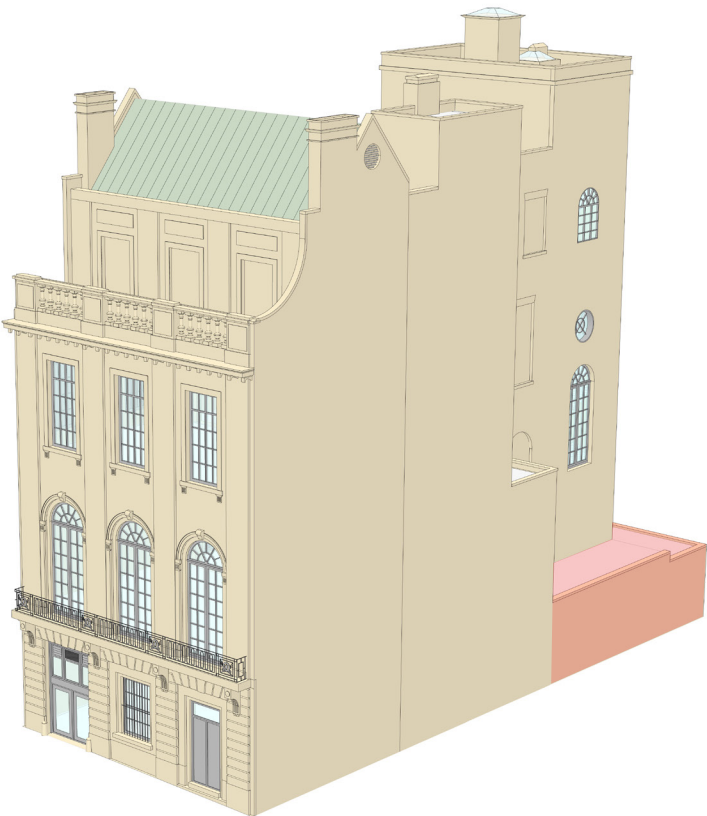
1926

MANSARD ROOF
STUDIO ADDITION



1942

FIRE STAIR ADDITION



1955

REAR & SIDE ADDITION

1941

GIFTED TO
THE NATIONAL ACADEMY OF DESIGN

HISTORIC PHOTOS



c. 1915

(Source: Metropolitan Museum of Art)



c. 1940

(Source: NYC Municipal Archives)



c. 1980

(Source: NYC Municipal Archives)



VIEW FROM SOUTHWEST

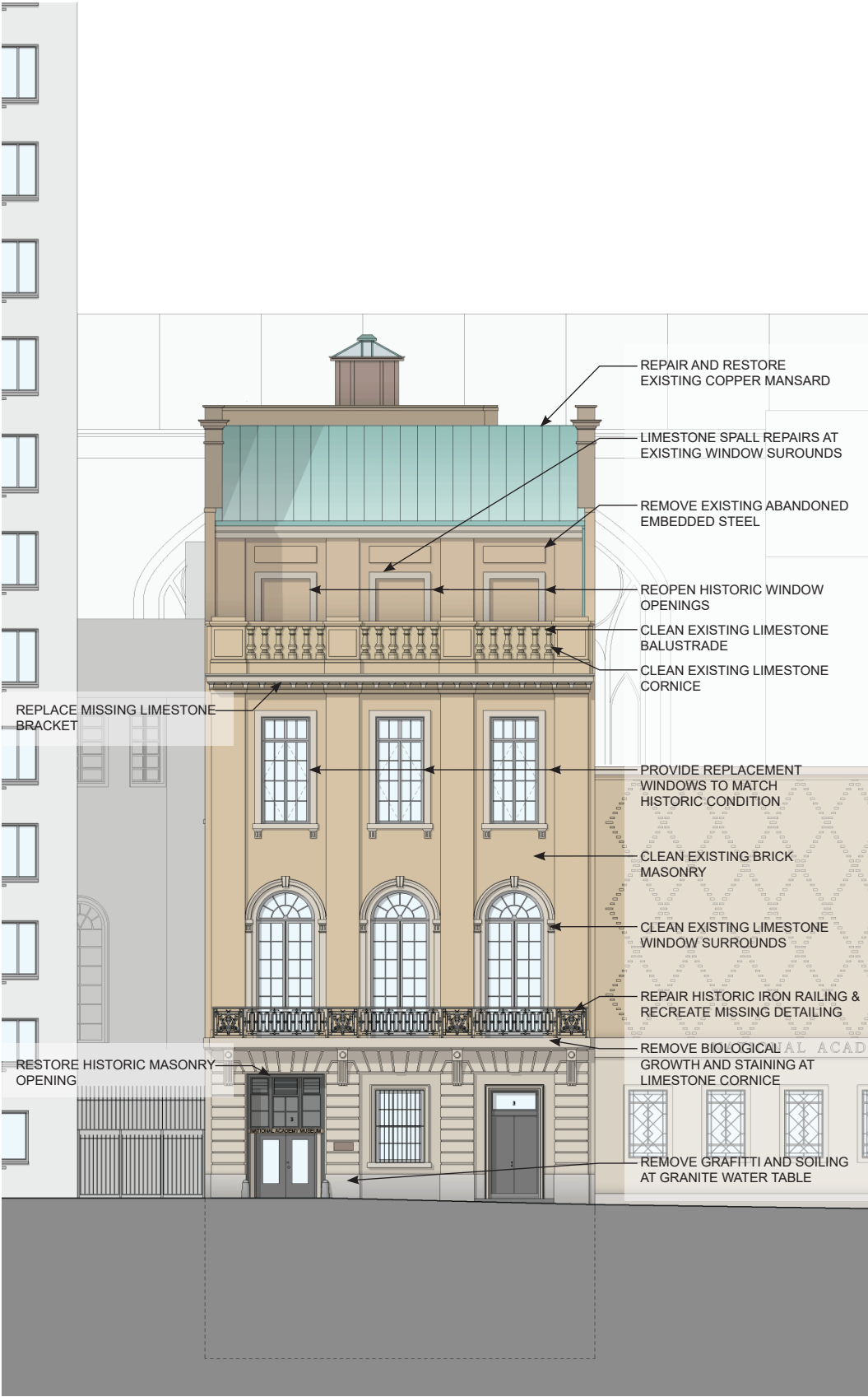


VIEW FROM SOUTH



VIEW FROM SOUTHEAST

RESTORATION: SOUTH FACADE



EXISTING



MISSING LIMESTONE BRACKET AT CORNICE;
CRACKED AND CHIPPED LIMESTONE BELOW.



SIGNIFICANT SOILING/BLACKENING AT BRICK AND
LIMESTONE FACADE.



THERE IS SIGNIFICANT SOILING/BLACKENING
ACROSS THE BRICK FACADE.



FOURTH FLOOR TERRACE. THERE ARE LARGE
HOLES IN THE LIMESTONE WINDOW SURROUNDS;
AND EMBEDDED STEEL I-BEAMS AT THE BRICK



GRAFFITI AND SOILING AT GRANITE WATER TA-
BLE AND BOLLARDS.

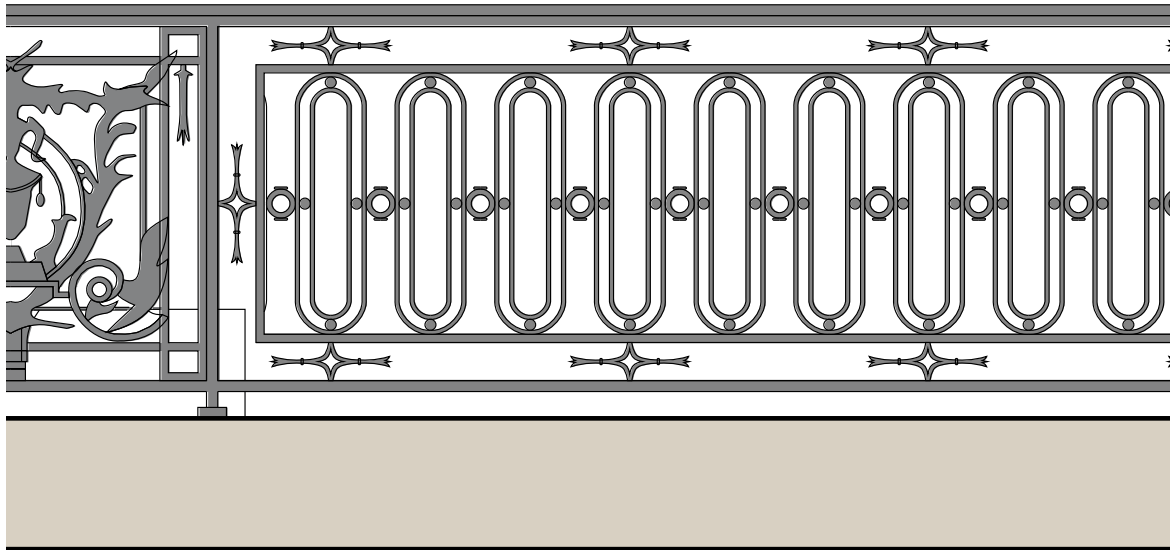


BIOLOGICAL GROWTH AT LIMESTONE BALCONETTE.

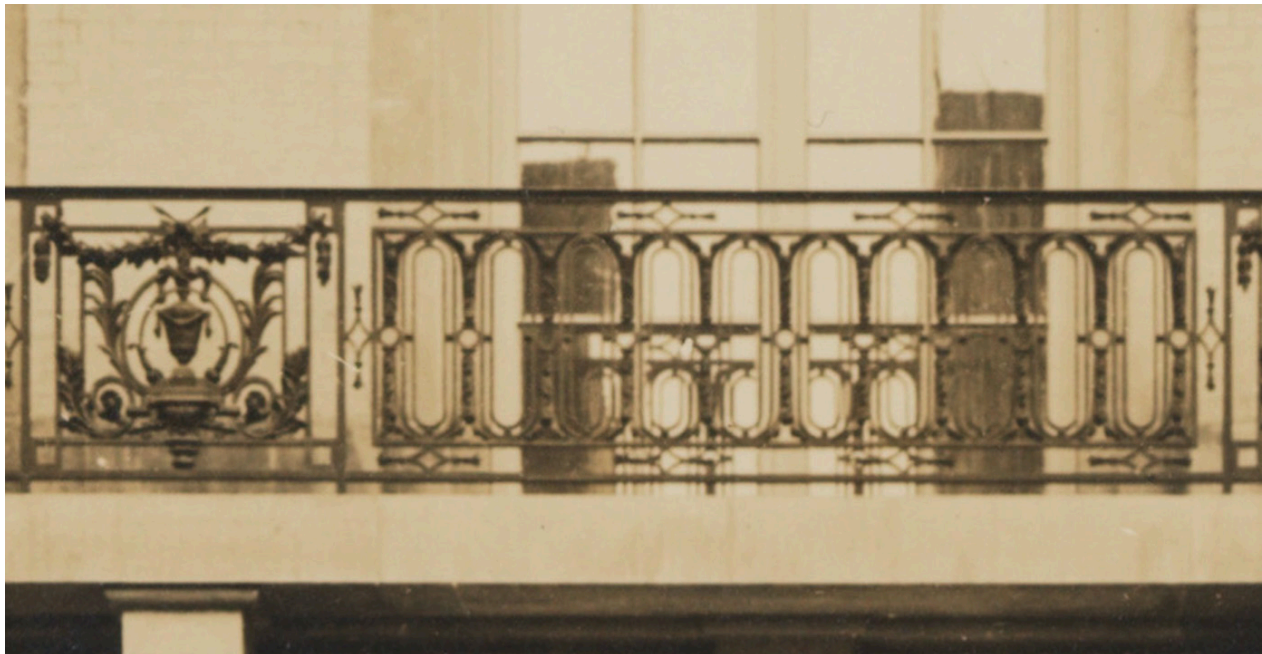
2ND FLOOR RAILING DETAILS



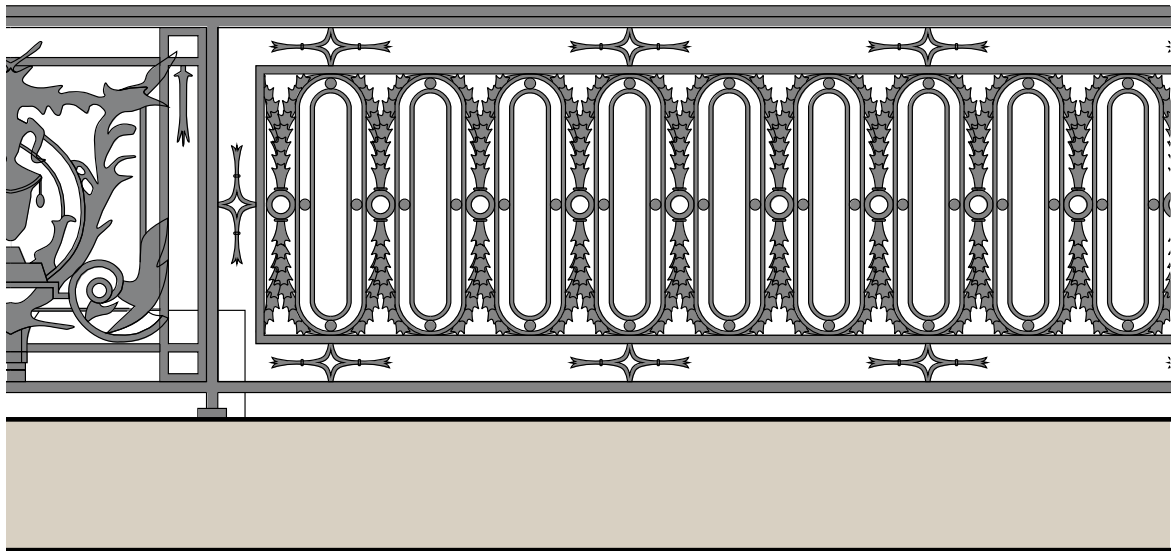
EXISTING 2ND-FLOOR RAILING



EXISTING DRAWING OF 2ND-FLOOR RAILING



ca. 1914 PHOTO SHOWING 2ND-FLOOR RAILING



PROPOSED DRAWING OF 2ND-FLOOR RAILING



1ST FLOOR

NON-HISTORIC ENTRY INFILL
AT EXISTING ENTRY DOOR



2ND FLOOR

EXTANT CASEMENT
WINDOWS

RAILING IS MISSING
PORTIONS OF ITS ORIGINAL
CAST-IRON DETAILING



3RD FLOOR

ORIGINAL DOUBLE-HUNG
WINDOWS WERE REPLACED
WITH CASEMENT WINDOWS



4TH FLOOR

COPPER MANSARD ROOF
ADDED IN 1920s

WINDOWS W/ BRICK INFILL

LIMESTONE BALLUSTRADE
W/ BRICK INFILL

MAIN ENTRY DOOR RESTORATION



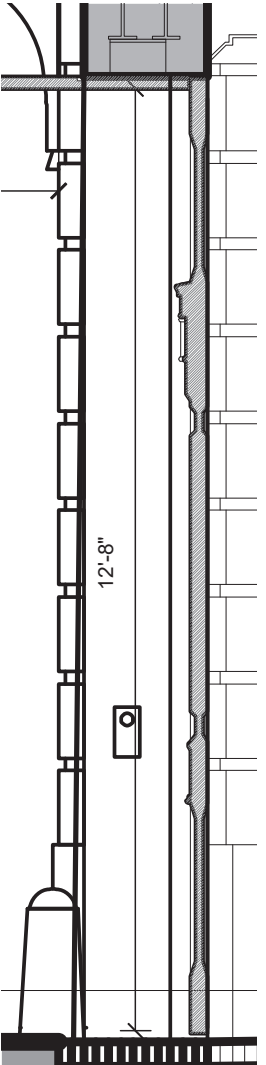
EXISTING ENTRANCE



C. 1915 PHOTO
ORIGINAL PORTE-COCHERE DOOR



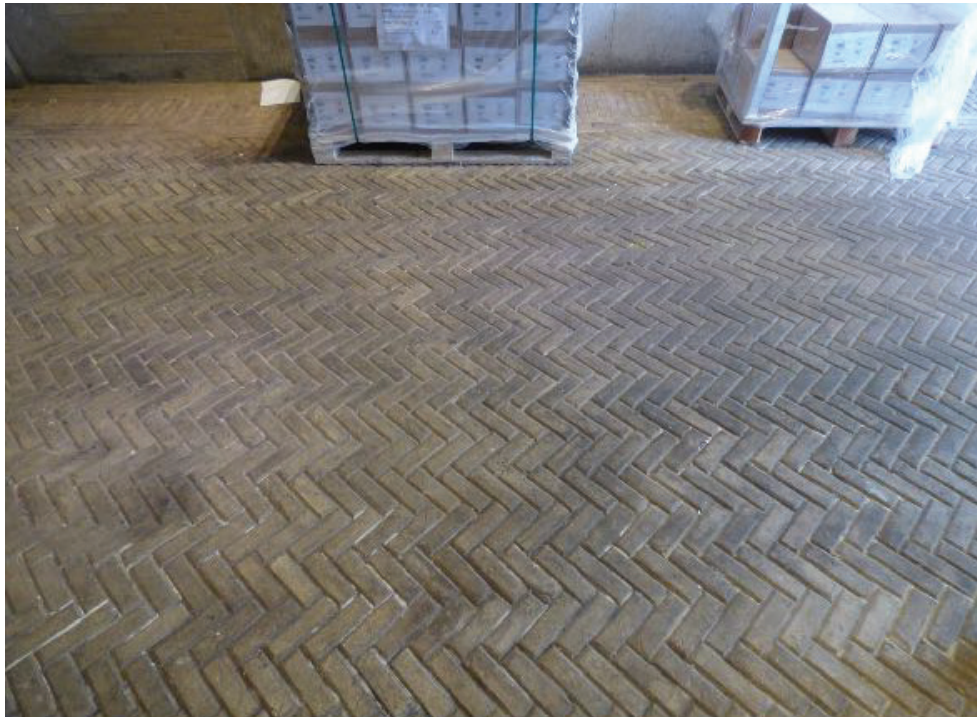
PROPOSED
ENTRANCE ELEVATION



PROPOSED
SECTION

PORTE COCHERE RESTORATION

DRAFT



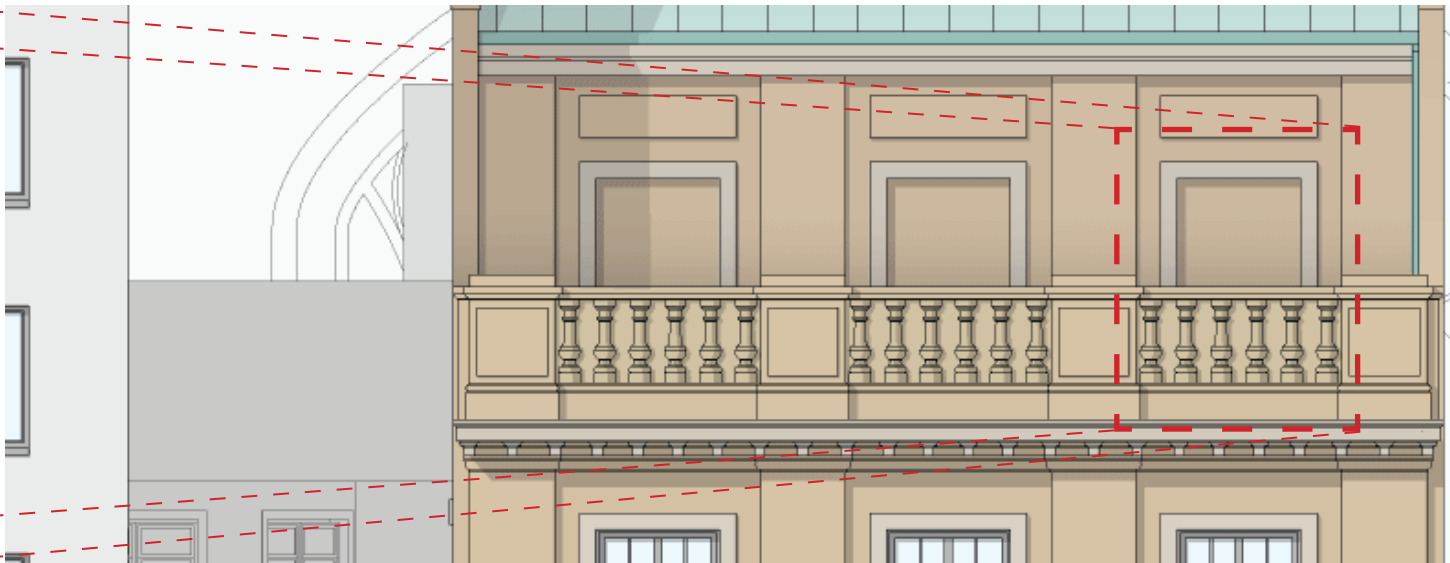
4TH FLOOR RESTORATION

DRAFT

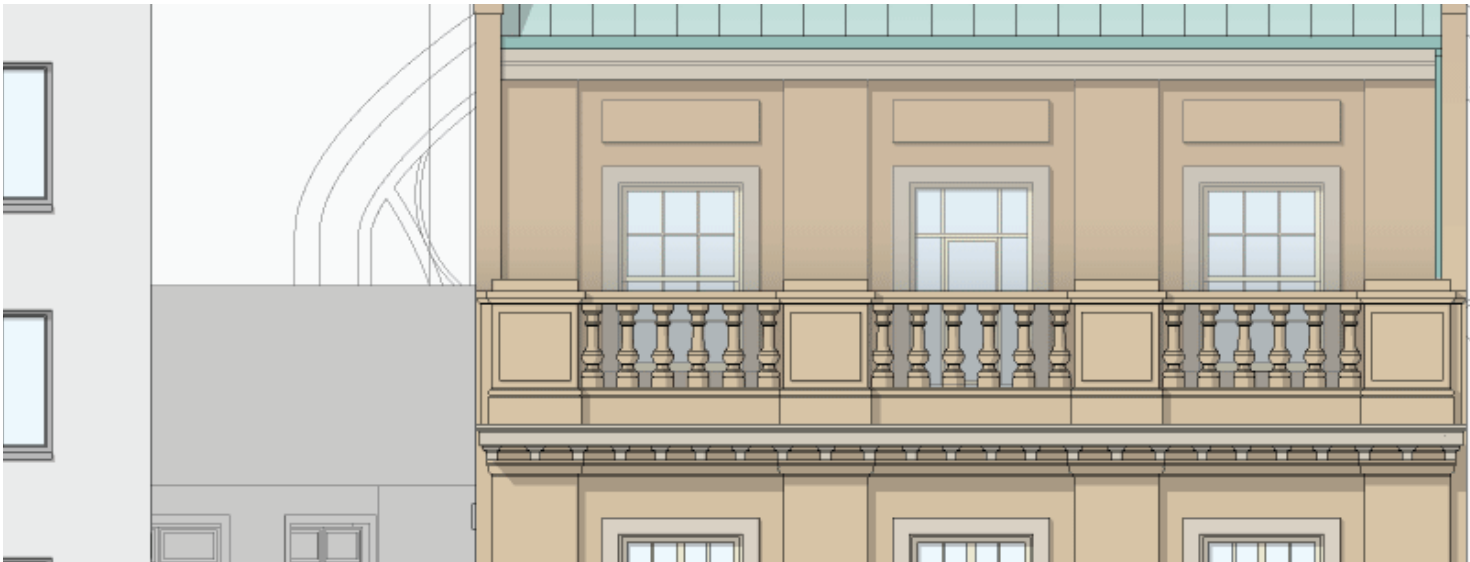


ORIGINAL
DRAWING

- Remove brick infill on balustrade
- Remove brick infill to restore historic masonry openings
- Install historically appropriate windows and door



EXISTING



PROPOSED

EAST, NORTH, WEST FACADE



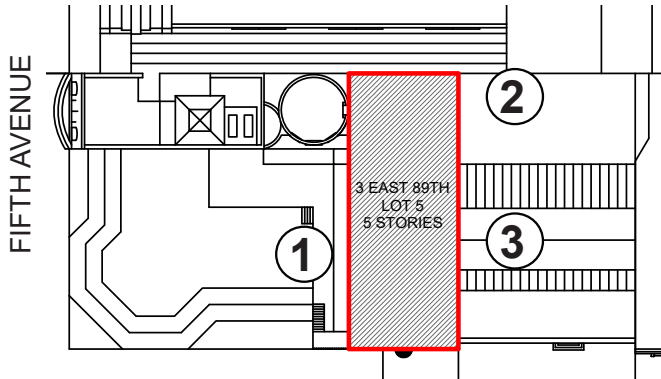
WEST FACADE

- VIEW FROM WEST SERVICE ALLEY TO 1080 FIFTH AVE



EAST-NORTH FACADE

- VIEW FROM ADJACENT REAR YARD



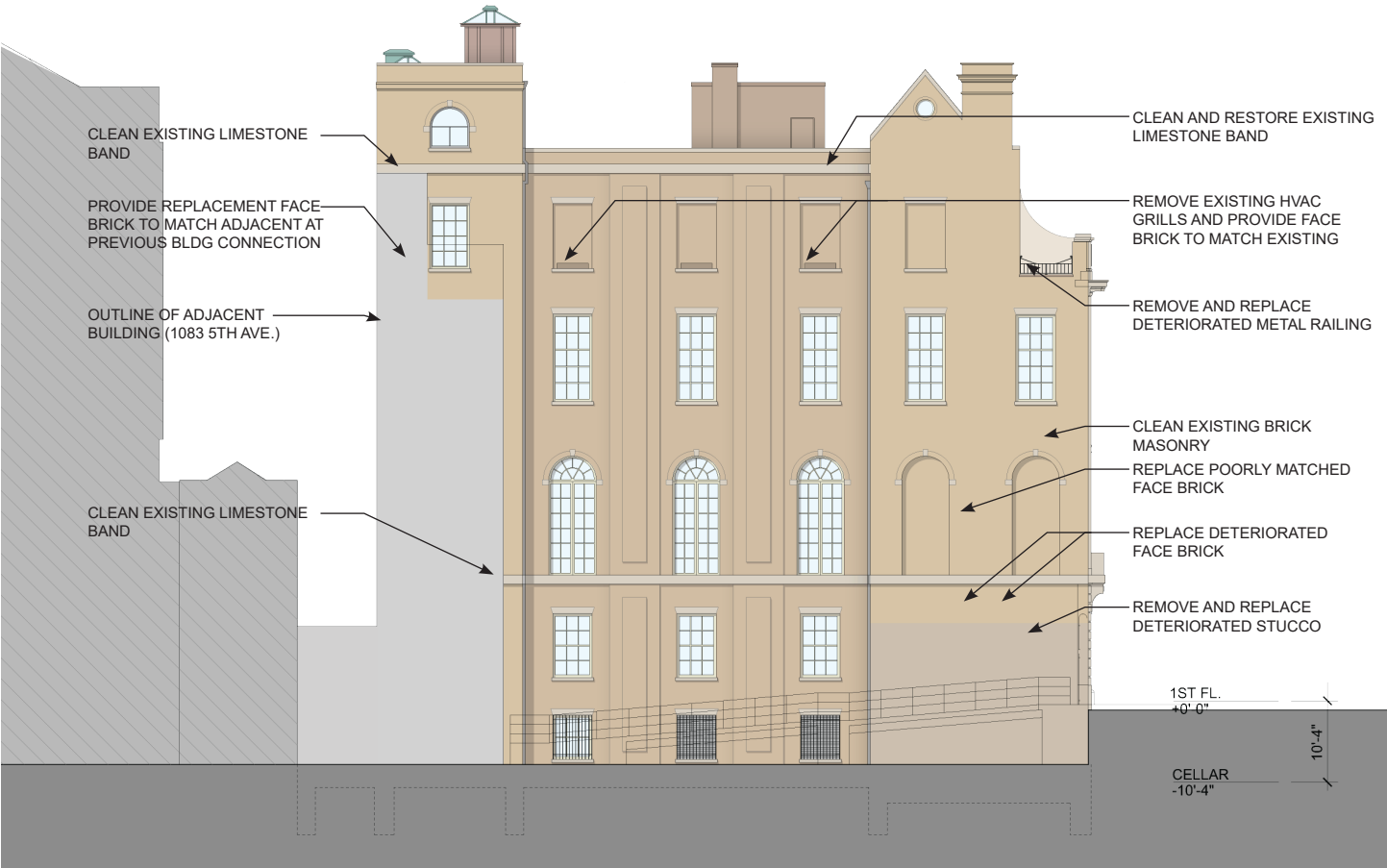
EAST 89th STREET



EAST FACADE

- VIEW FROM ADJACENT ROOF

RESTORATION: WEST FACADE



EXISTING



DETERIORATED MASONRY AT PRIOR CONNECTION



DETERIORATED WINDOW AND STAINED LIMESTONE



BRICK SOILING



EXISTING HVAC GRILLS AT BRICK INFILL



DETERIORATED STUCCO AT FIRST FLOOR



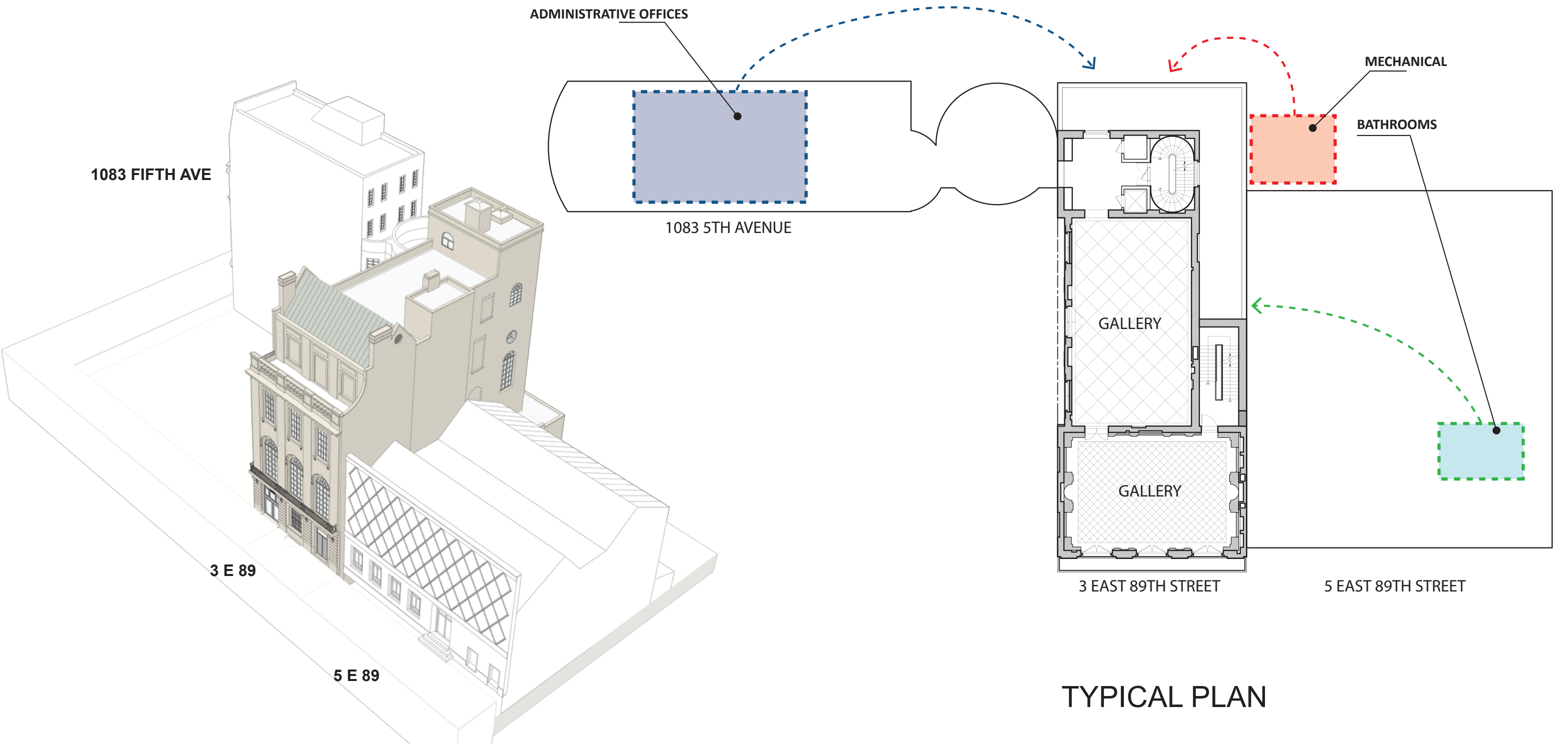
CRACKED AND SPALLED BRICKS AT 1ST FLOOR

RESTORATION PROGRAM

- Comprehensive cleaning and patching of limestone, brick, and granite
- Restore historic porte-cochere
- Repair or Replace windows in-kind
- Remove brick infill from window opening at fourth floor
- Restore missing cast-iron detailing at balcony
- Establish cyclical maintenance plan to sustain the integrity of the landmark building

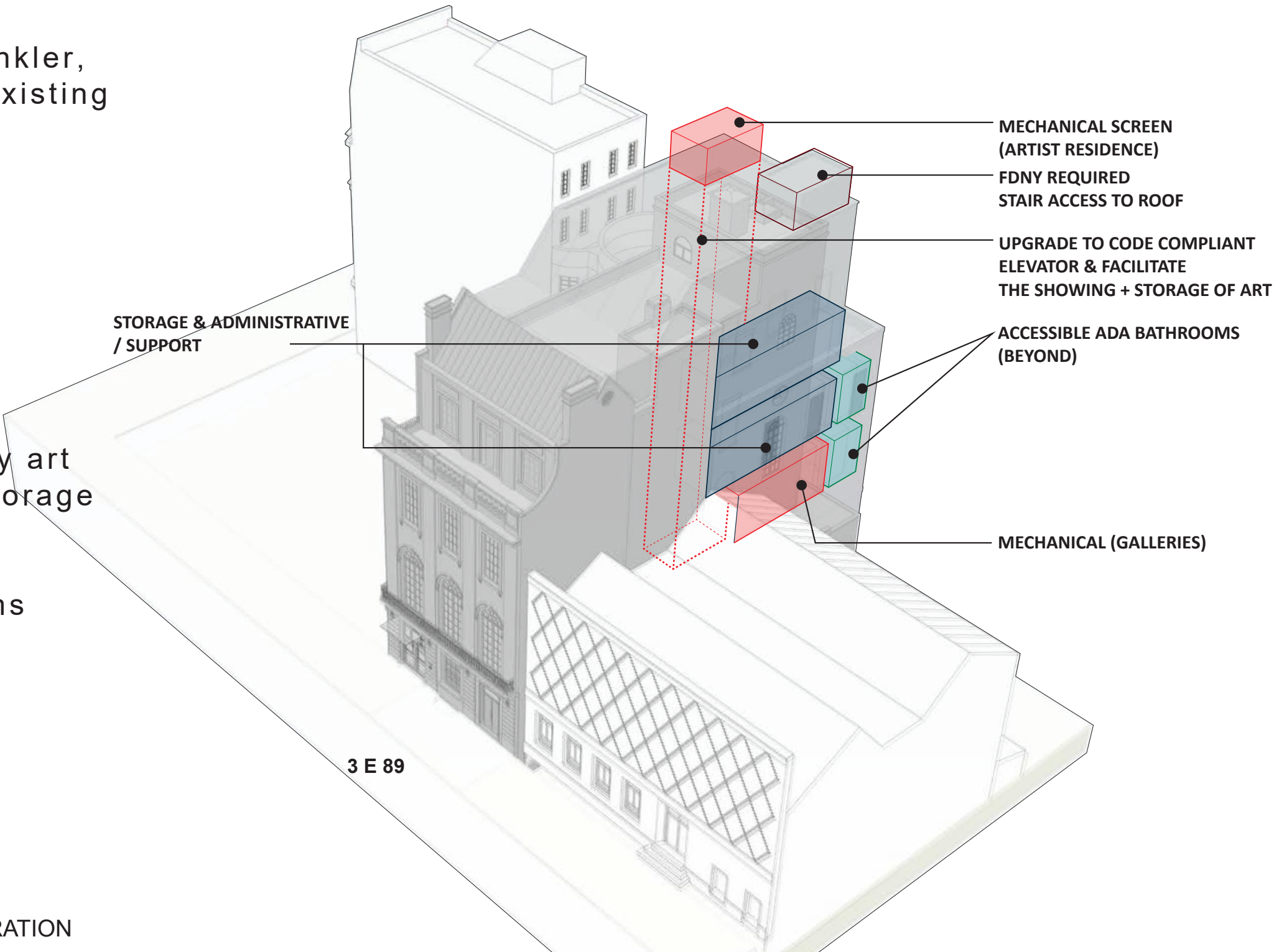


INTEGRATING NECESSARY INFRASTRUCTURE



INTEGRATING NECESSARY INFRASTRUCTURE

- Complete new mechanical, sprinkler, electrical systems throughout existing building
- Relocation of existing off-site mechanical system, toilets and support office into existing site
- Elevator replacement for code compliance, ADA accessibility
- Upgrade of facility to top-quality art gallery for the exhibition and storage of art
- Addition of accessible bathrooms



INTEGRATED INFRASTRUCTURE

270 SF	ACCESSIBLE TOILETS
850 SF	MECHANICAL
710 SF	ADMINISTRATION / SUPPORT
1,195 SF	CODE COMPLIANT ELEVATOR
3,025 SF	TOTAL INFRASTRUCTURE INTEGRATION

EXISTING AND PROPOSED BUILDING AXON
SOUTH-EAST VIEW



EXISTING AXON

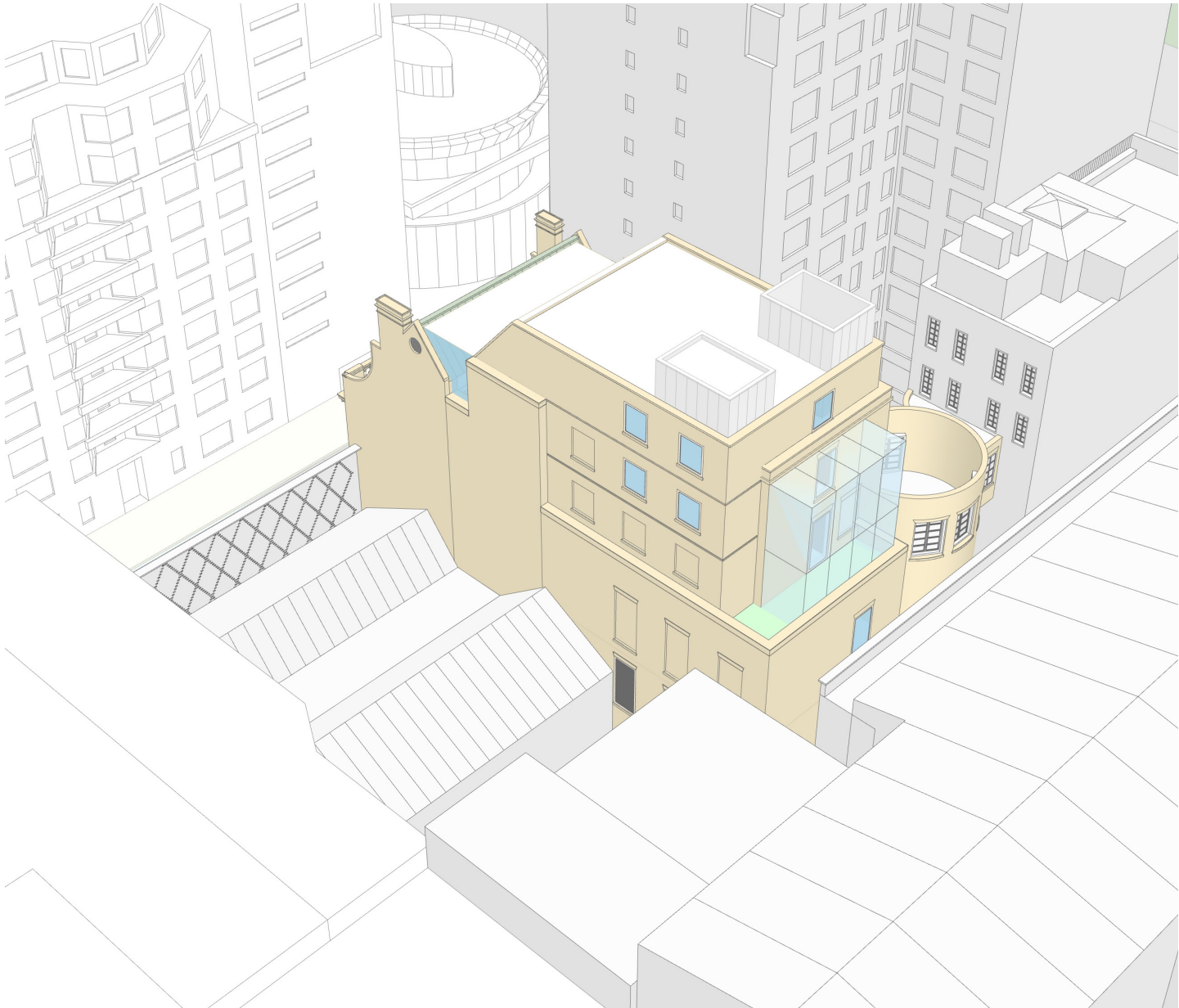


PROPOSAL AXON

EXISTING AND PROPOSED BUILDING AXON
NORTH-EAST VIEW

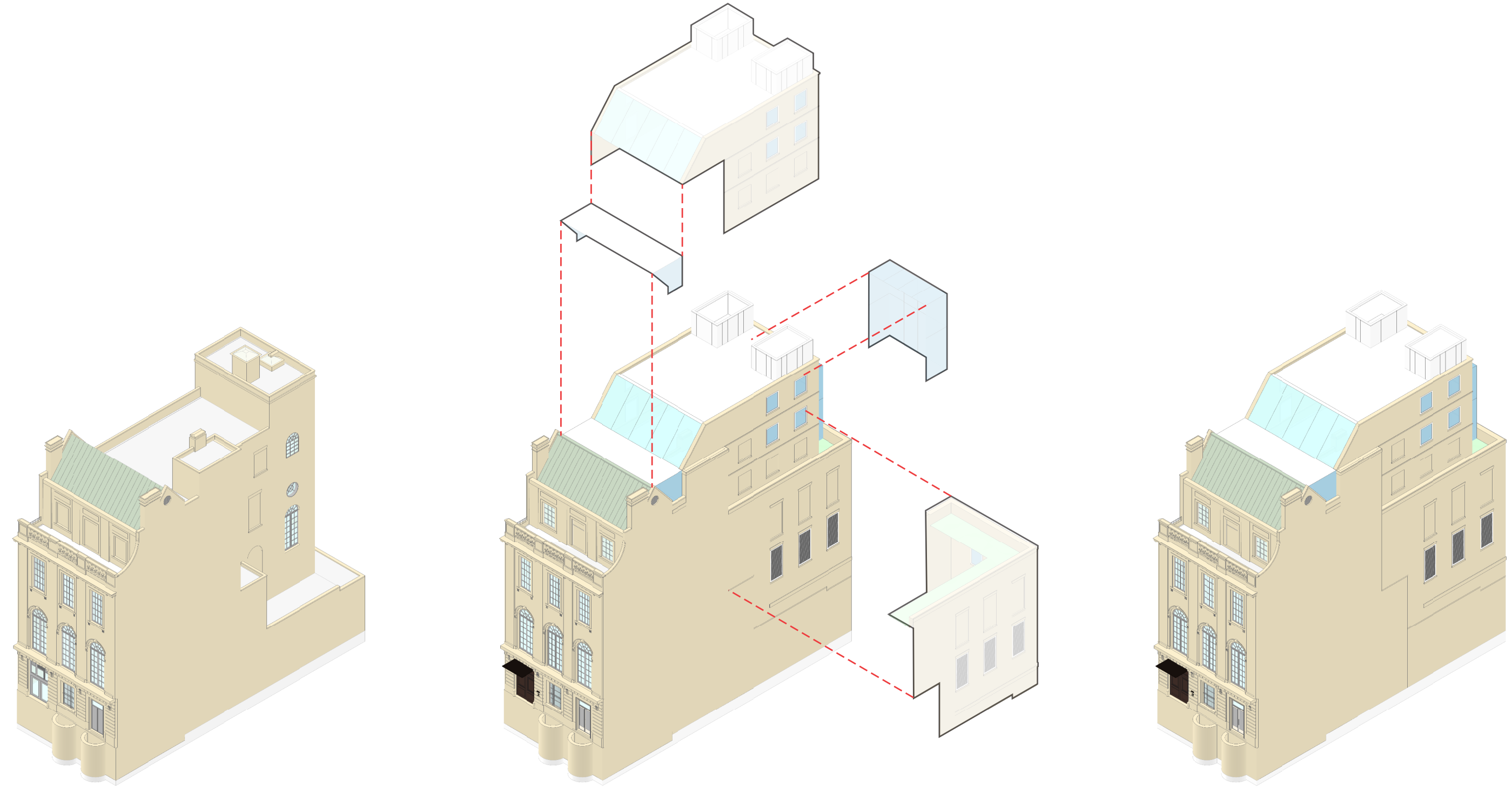


EXISTING AXON



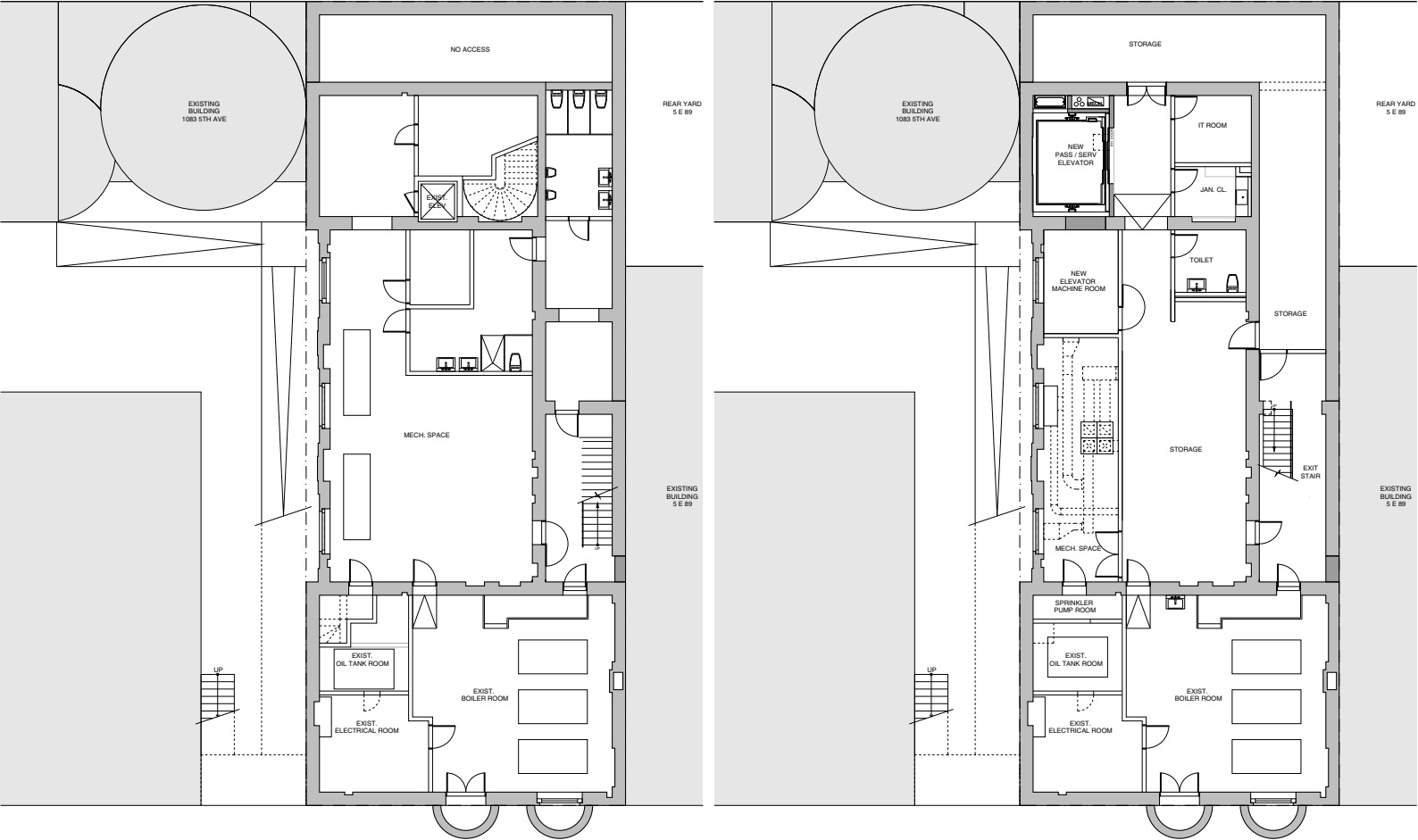
PROPOSAL AXON

MAINTAINING HISTORIC ELEVATIONS OF EXISTING BUILDING



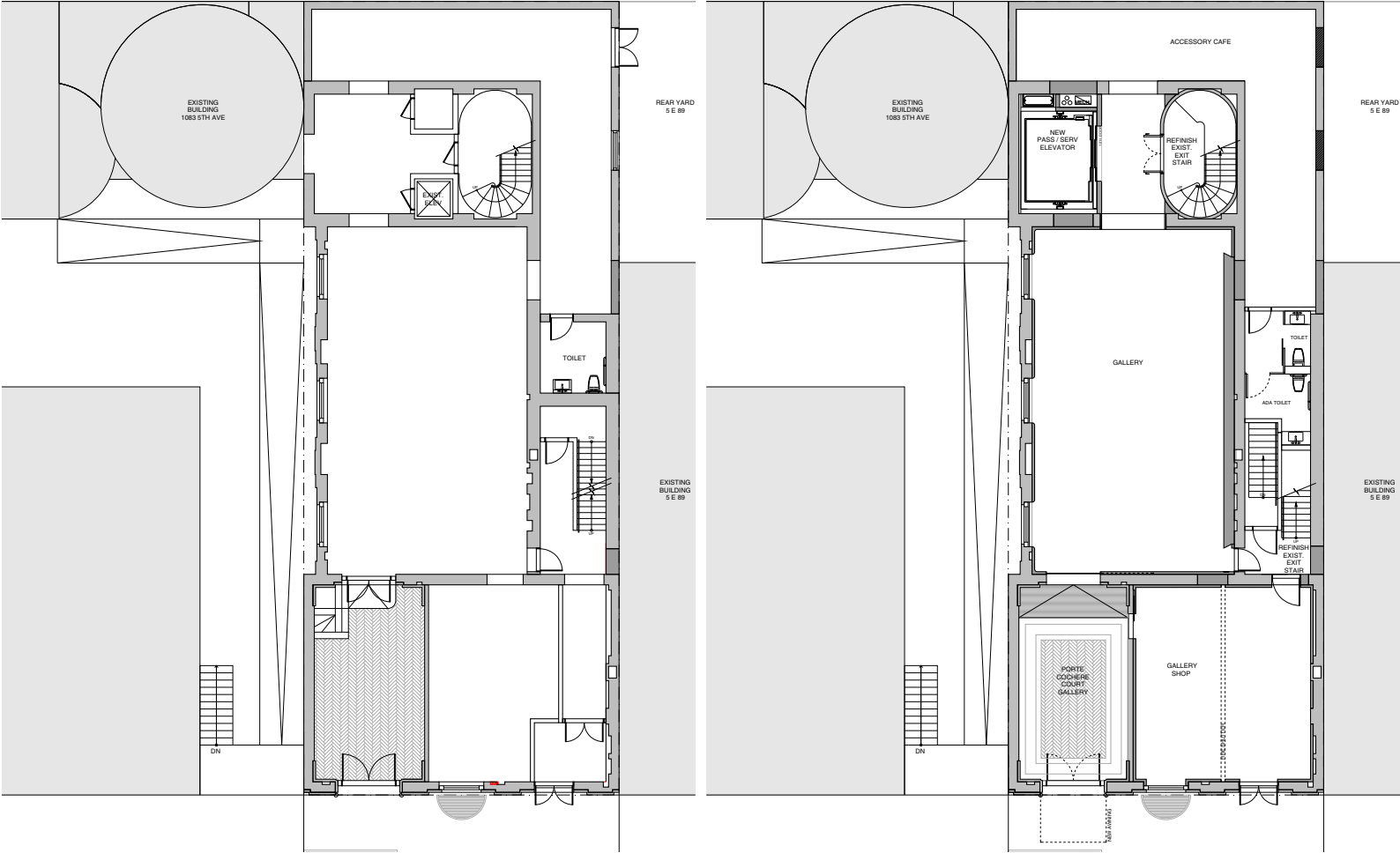
EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA 3958 SF ADDITIONAL FLOOR AREA 0 SF



EXISTING PROPOSED

CELLAR



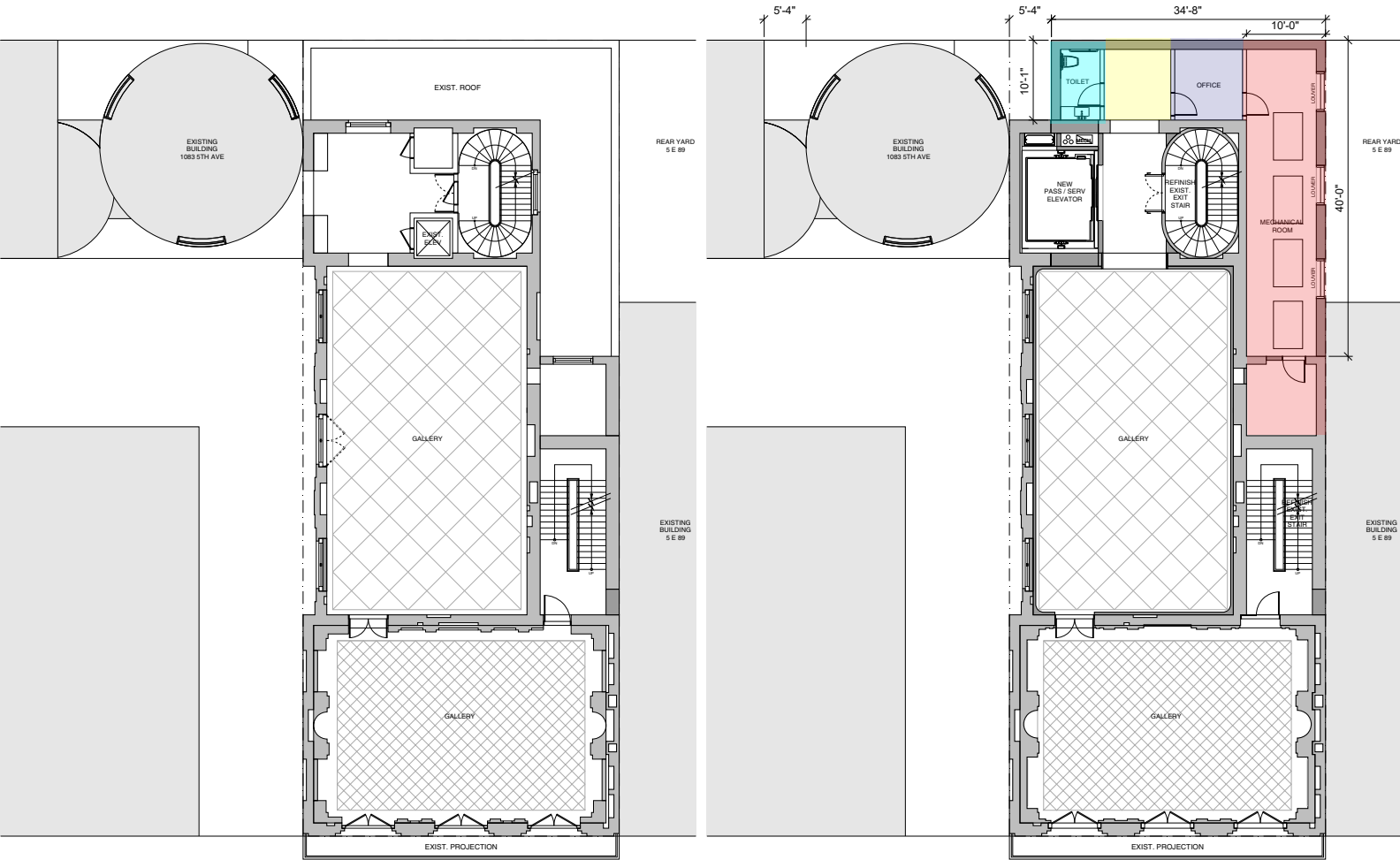
EXISTING PROPOSED

1ST FLOOR

EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA 3257 SF ADDITIONAL FLOOR AREA 649 SF

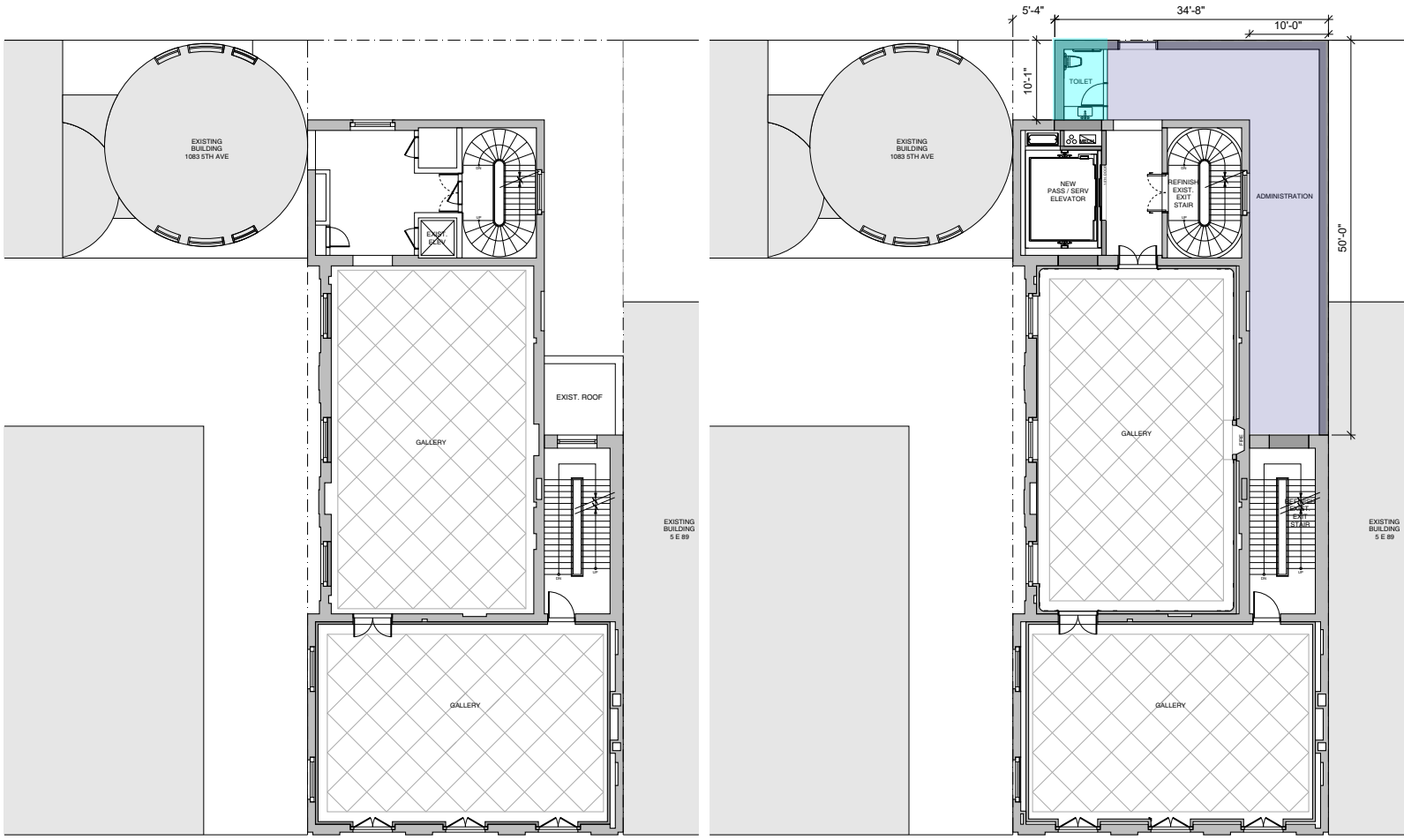
EXISTING FLOOR AREA 3158 SF ADDITIONAL FLOOR AREA 749 SF



EXISTING

PROPOSED

2ND FLOOR



EXISTING

PROPOSED

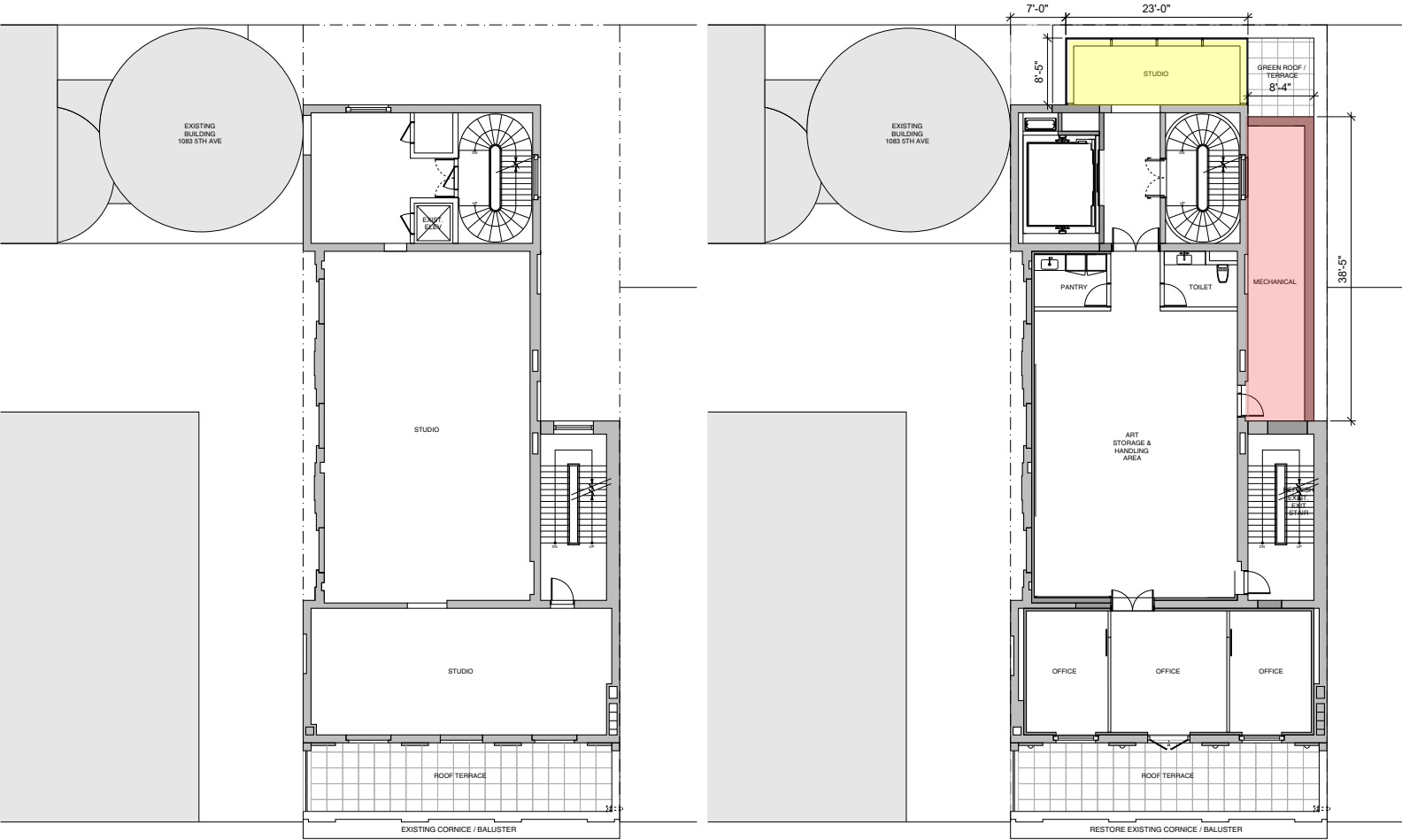
3RD FLOOR

- MECHANICAL
- ADMISTRATIVE / SUPPORT
- ARTIST RESIDENCE
- BATHROOM

EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA 2753 SF ADDITIONAL FLOOR AREA 514 SF

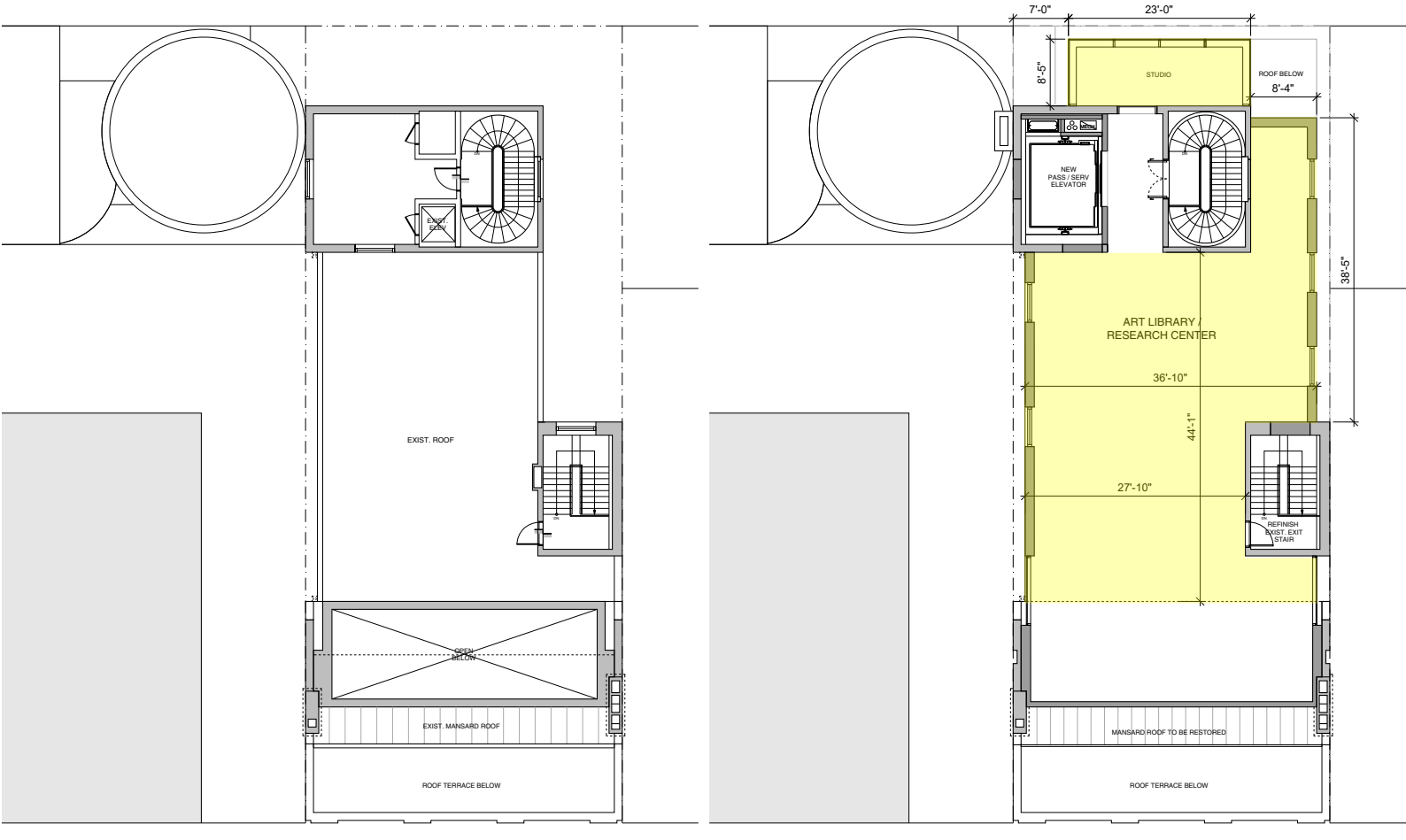
EXISTING FLOOR AREA 710 SF ADDITIONAL FLOOR AREA 2035 SF



EXISTING

PROPOSED

4TH FLOOR



EXISTING

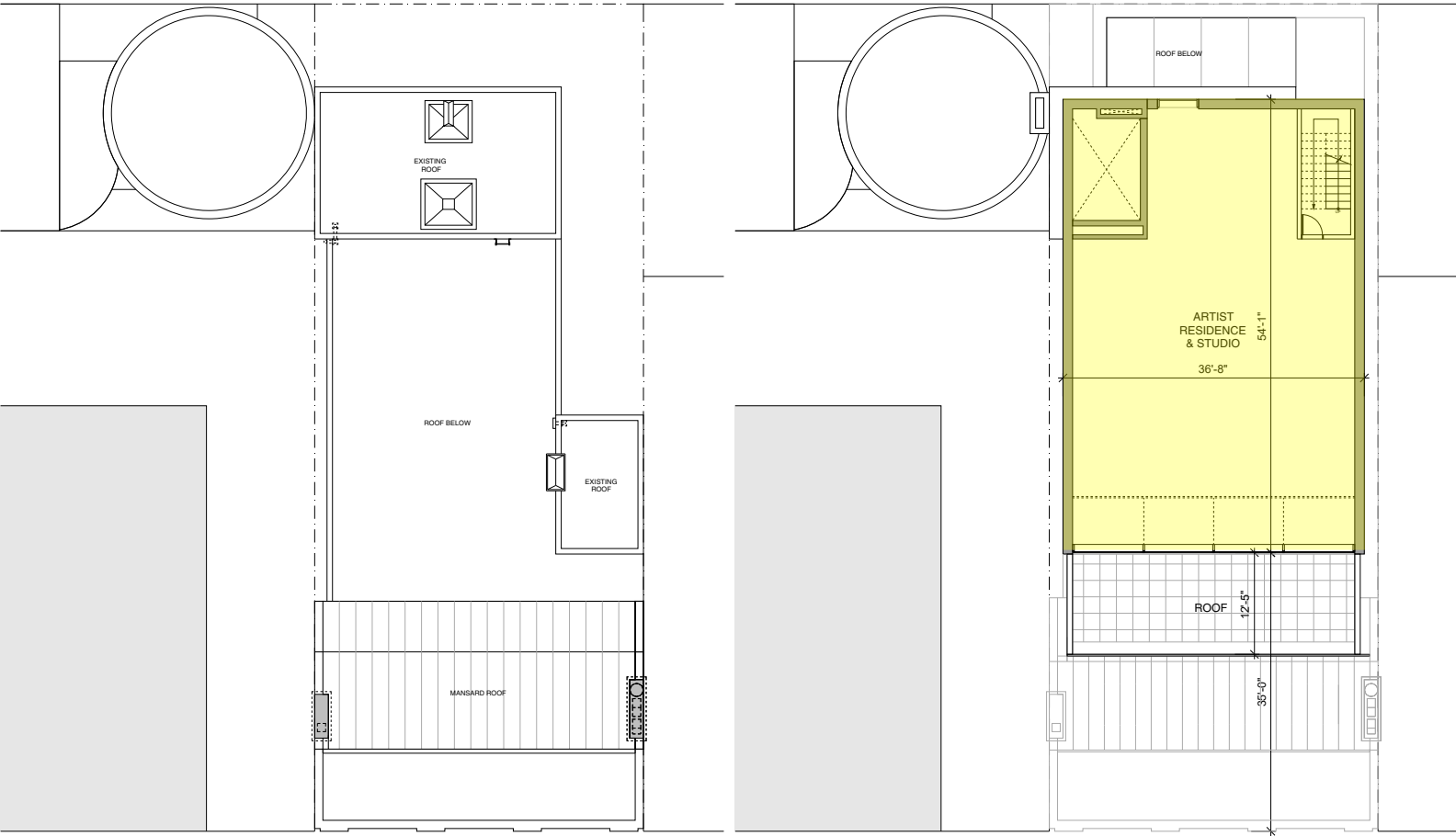
PROPOSED

5TH FLOOR

- MECHANICAL
- ADMISTRATIVE / SUPPORT
- ARTIST RESIDENCE
- BATHROOM

EXISTING AND PROPOSED BUILDING PLANS

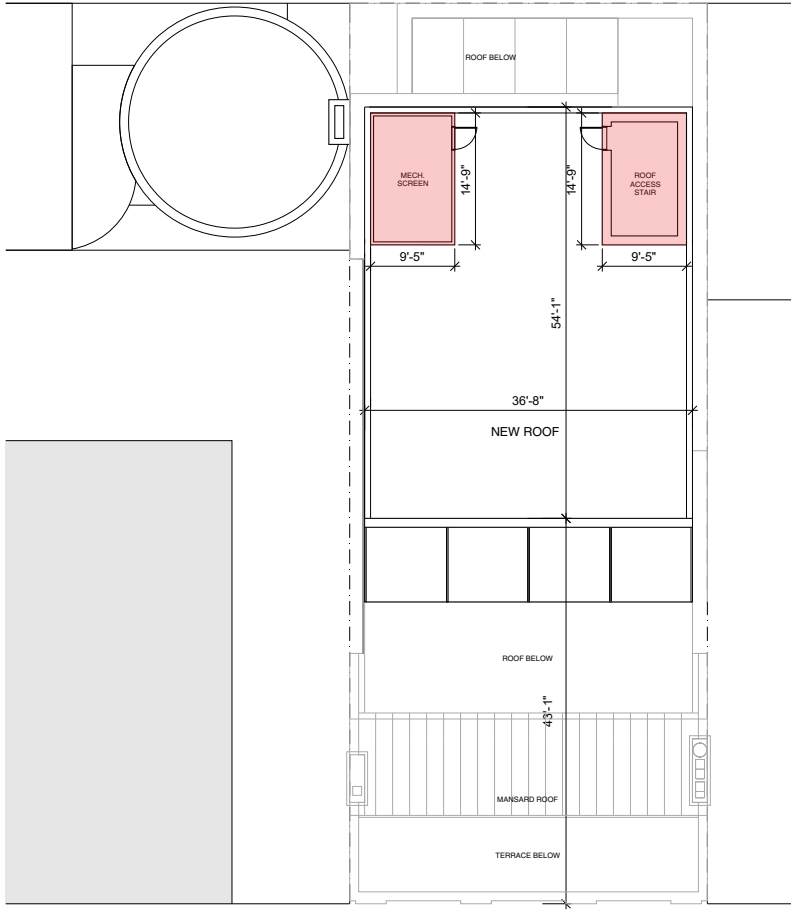
ADDITIONAL FLOOR AREA 1785 SF



EXISTING

PROPOSED

6TH FLOOR

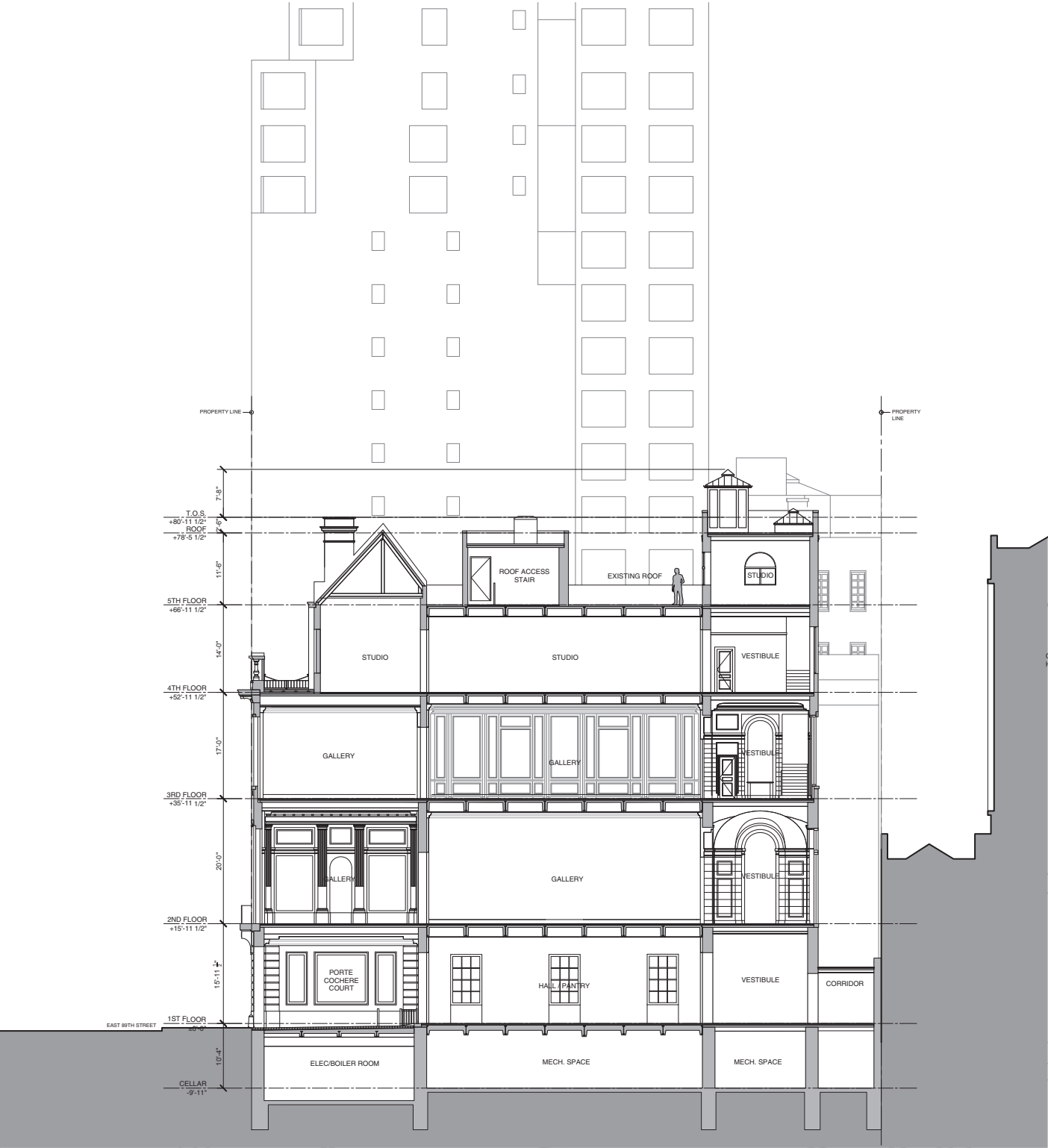


PROPOSED

ROOF

- MECHANICAL
- ADMISTRATIVE / SUPPORT
- ARTIST RESIDENCE
- BATHROOM

SECTION DIAGRAM



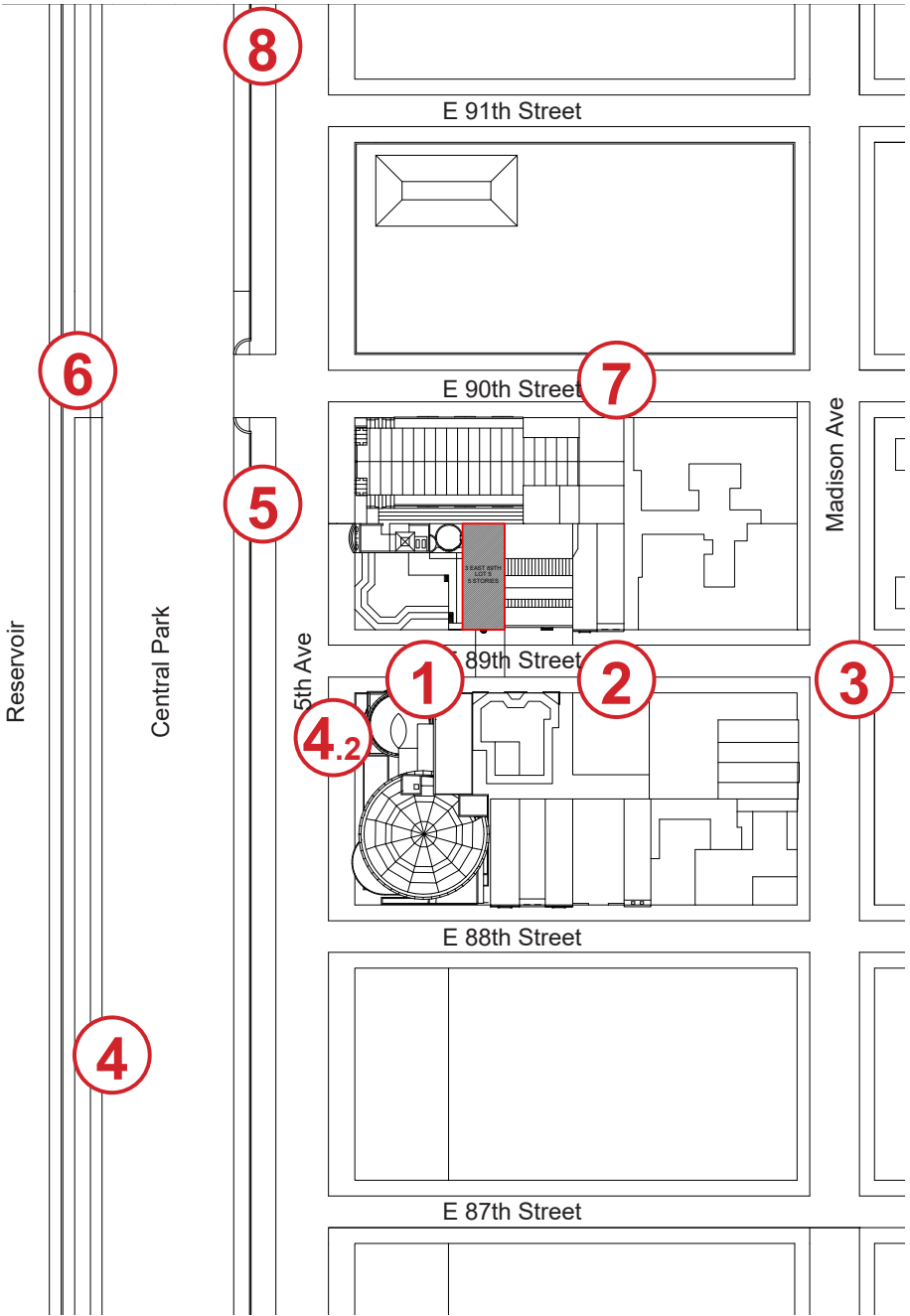
EXISTING



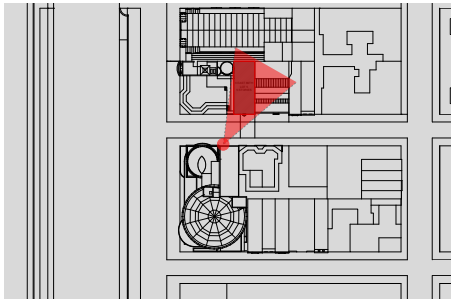
PROPOSED

NEW ADDITION

SIDEWALK VIEWS KEY PLAN



SIDEWALK VIEWS - LOCATION 1
FROM THE GUGGENHEIM SERVICE ENTRANCE
EAST 89TH STREET SOUTH SIDE



EXISTING VIEW

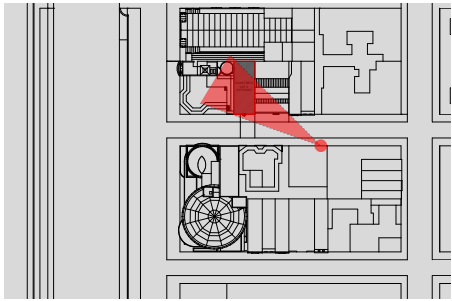


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 2
WEST OF ST. DAVIDS SCHOOL ENTRANCE
EAST 89TH STREET SOUTH SIDE



EXISTING VIEW

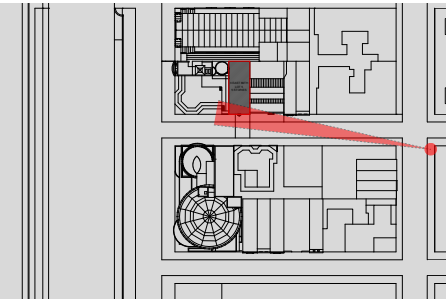


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 3
MADISON AVENUE AND EAST 89TH STREET
(NO VISIBILITY)



EXISTING VIEW

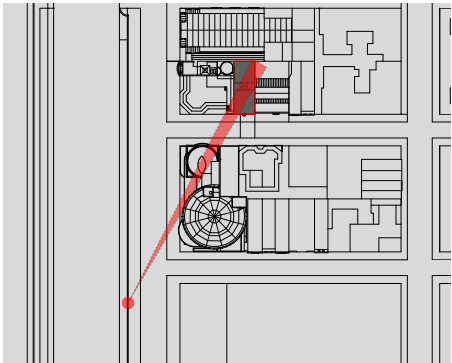


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 4
FROM SOUTH OF THE GUGGENHEIM
FIFTH AVENUE AND 88TH STREET, WEST SIDE



EXISTING VIEW



MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 4.2
FROM THE GUGGENHEIM PLAZA
FIFTH AVENUE AND 89TH STREET, SOUTHWEST CORNER



LOCATION

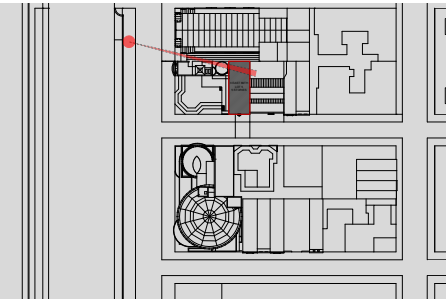


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 5
FIFTH AVENUE, BETWEEN 89TH STREET AND 90TH STREET, WEST SIDE



EXISTING VIEW

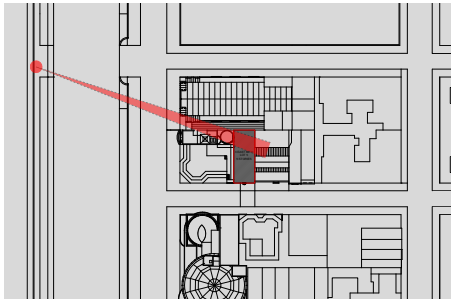


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 6
CENTRAL PARK RESERVOIR PROMENADE AT 90TH STREET



EXISTING VIEW

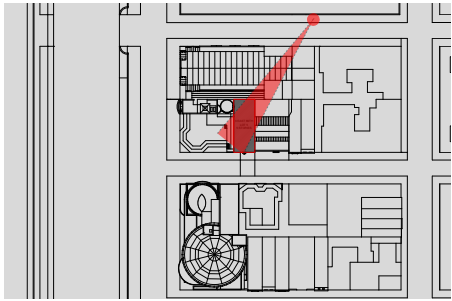


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 7
EAST 90TH STREET
(NO VISIBILITY)



EXISTING VIEW

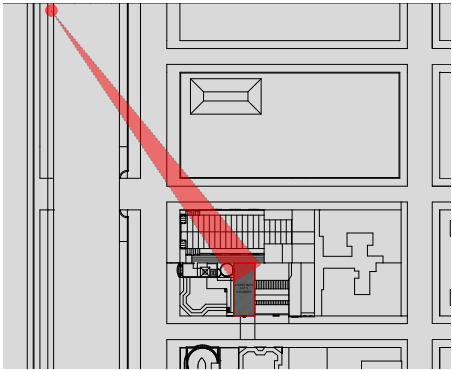


MOCK UP VIEW



RENDERED VIEW

SIDEWALK VIEWS - LOCATION 8
FIFTH AVENUE AND EAST 91ST STREET, WEST SIDE
(NO VISIBILITY)



EXISTING VIEW



MOCK UP VIEW



RENDERED VIEW

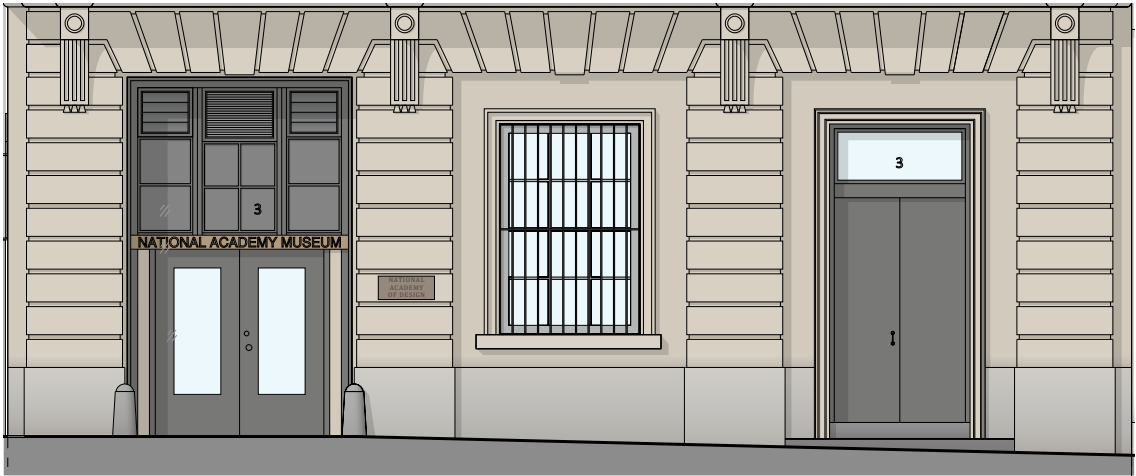
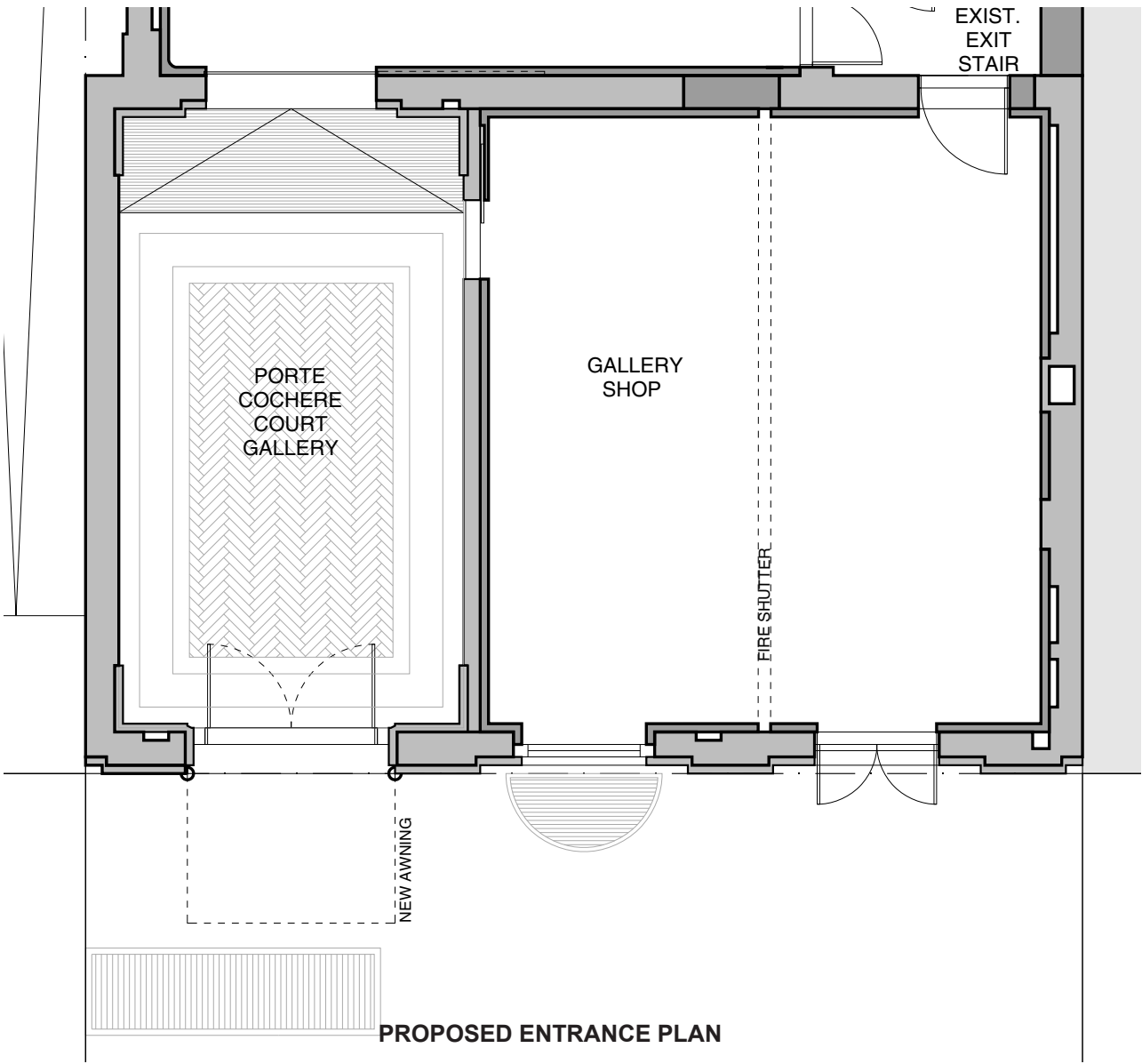
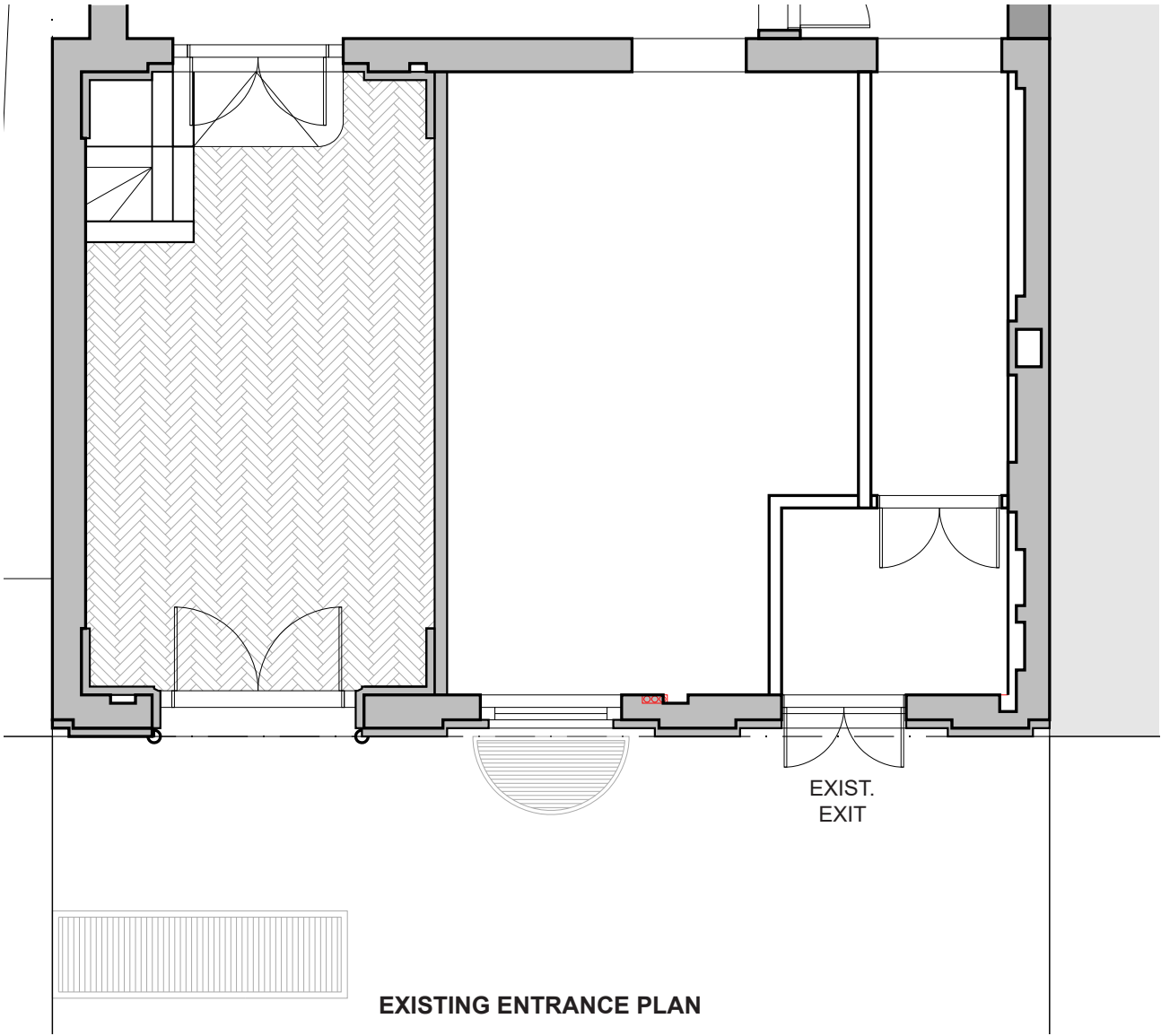
SOUTH FACADE



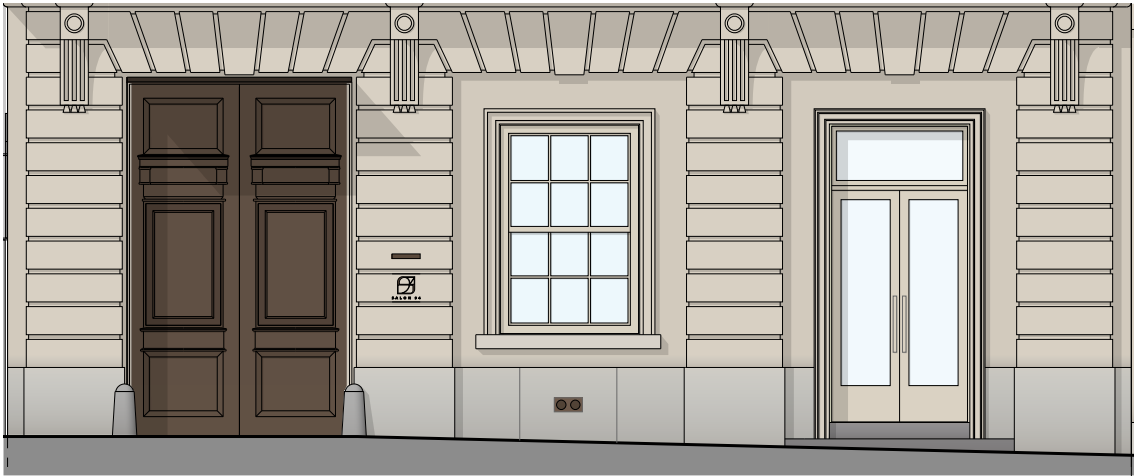
EXISTING

PROPOSED

ENTRANCE RESTORATION

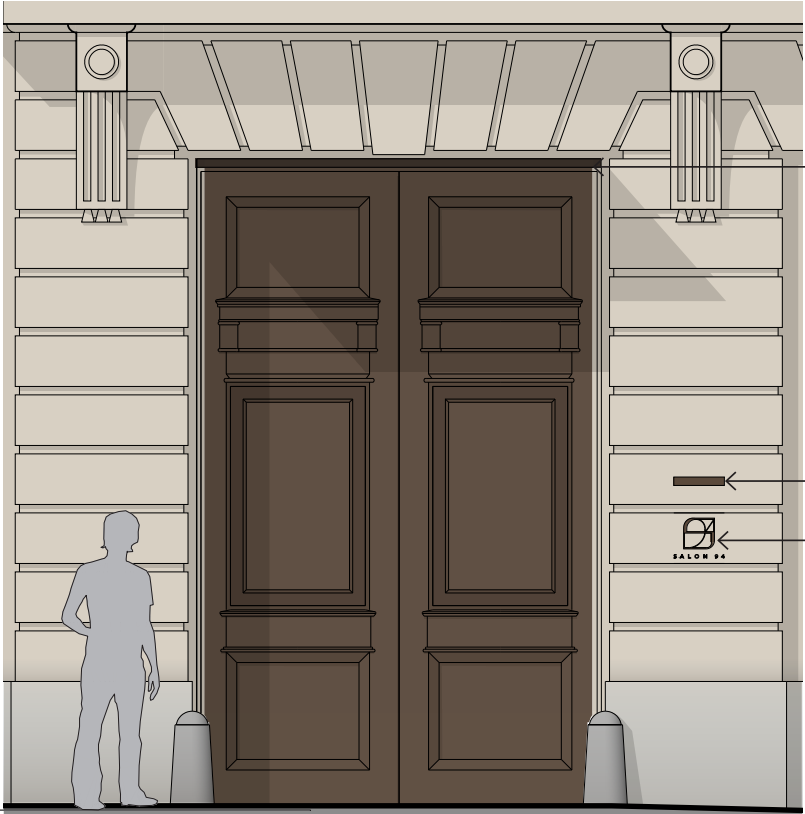


EXISTING



PROPOSED

ENTRANCE RESTORATION

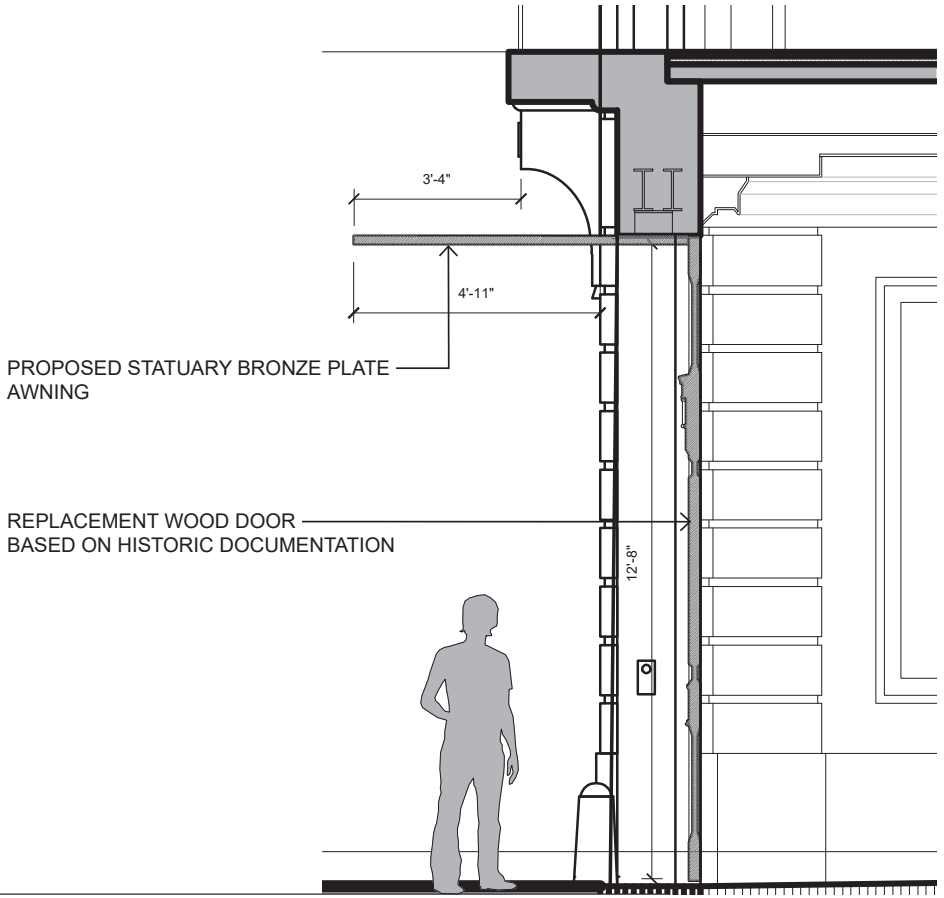


PROPOSED STATUARY BRONZE PLATE
AWNING

WALL MOUNTED SHIELDED
UP/DOWN LIGHT, BRONZE FINISH

PROPOSED PIN SIGNAGE
STATUARY BRONZE FINISH

ELEVATION



PROPOSED STATUARY BRONZE PLATE
AWNING

REPLACEMENT WOOD DOOR
BASED ON HISTORIC DOCUMENTATION

SECTION



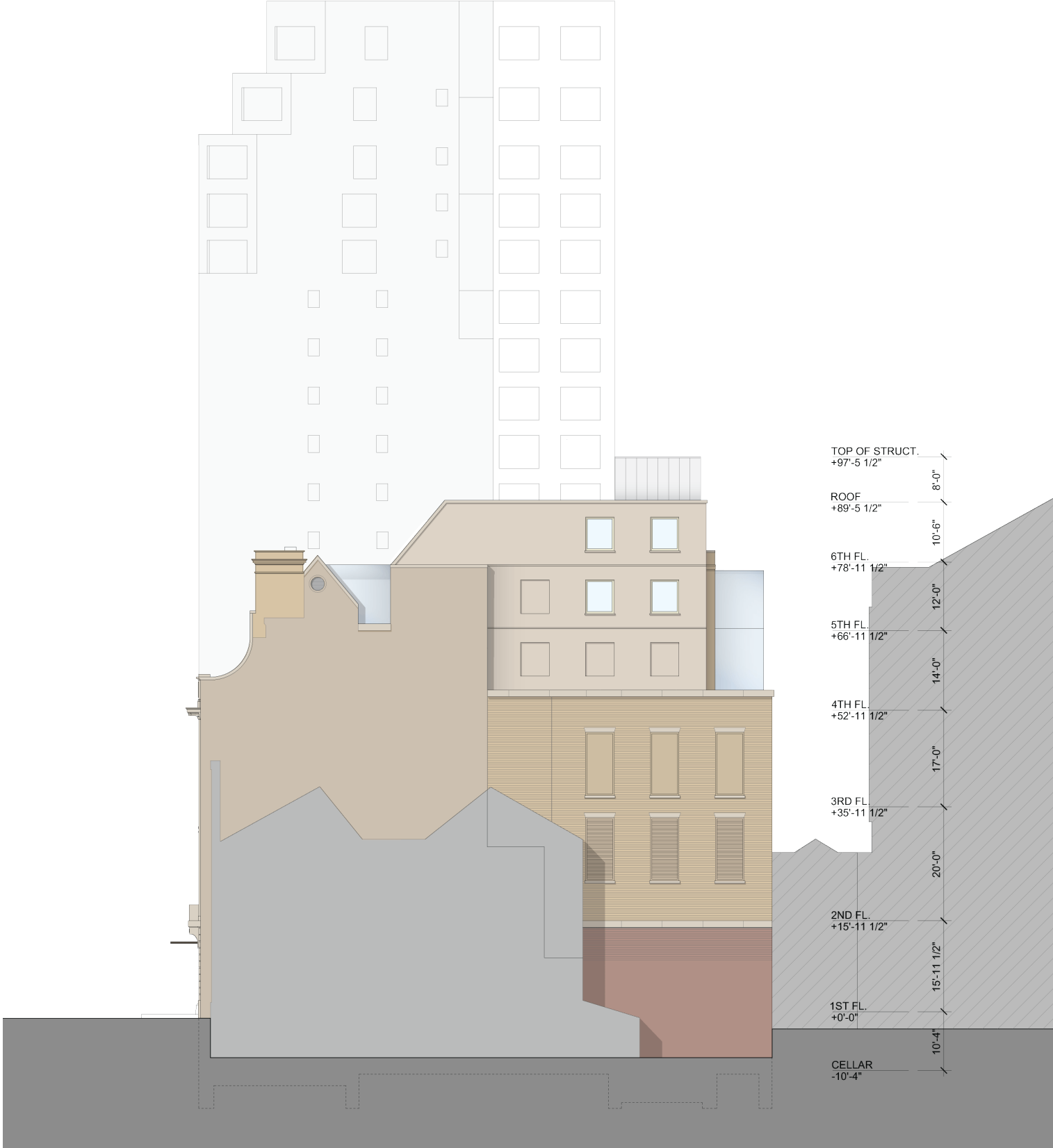
PROPOSED VIEW OF AWNING

MAIN ENTRY DOOR AND AWNING

3 EAST 89TH STREET

EAST FACADE

DRAFT

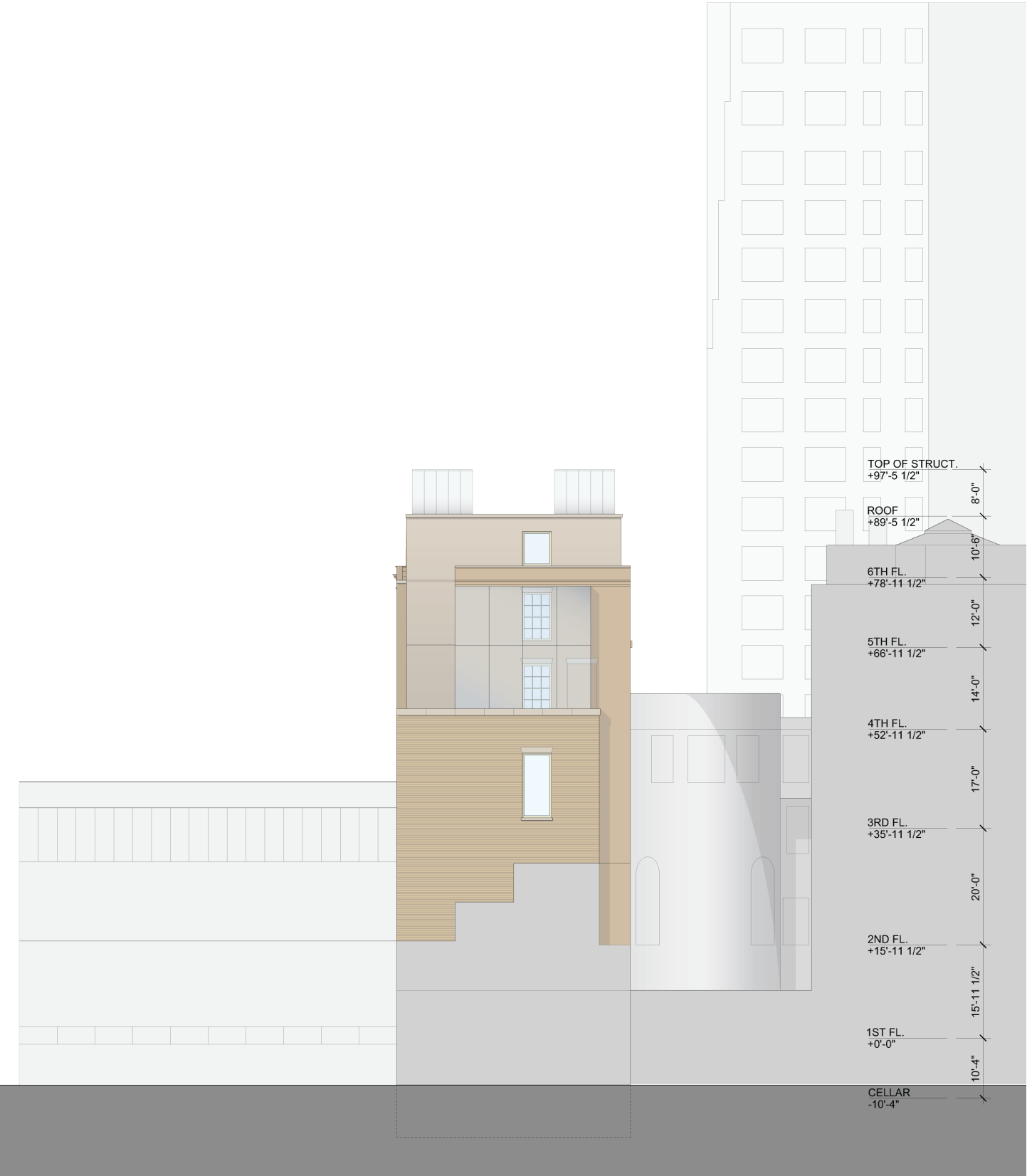
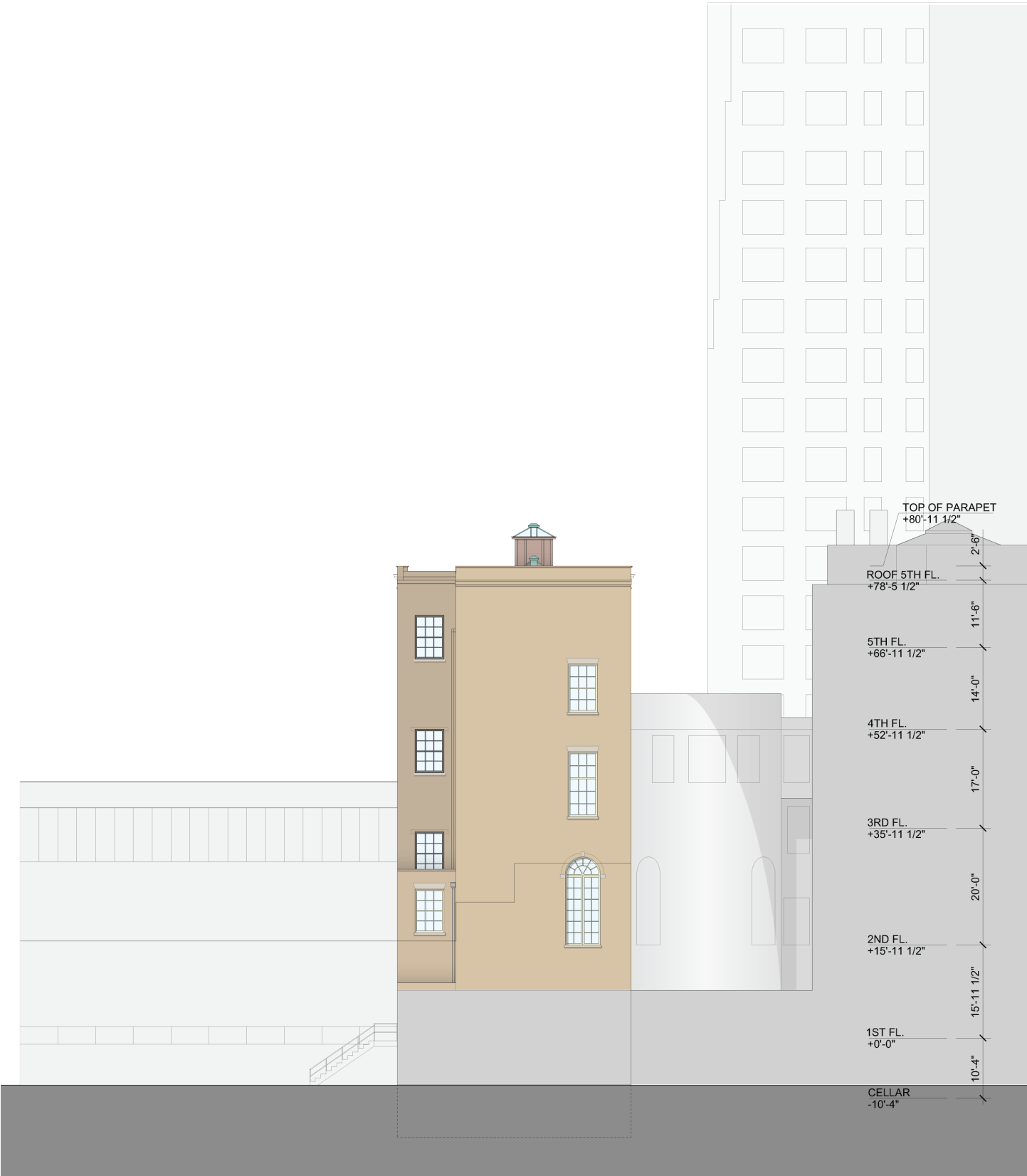


EXISTING

PROPOSED

NORTH FACADE

DRAFT

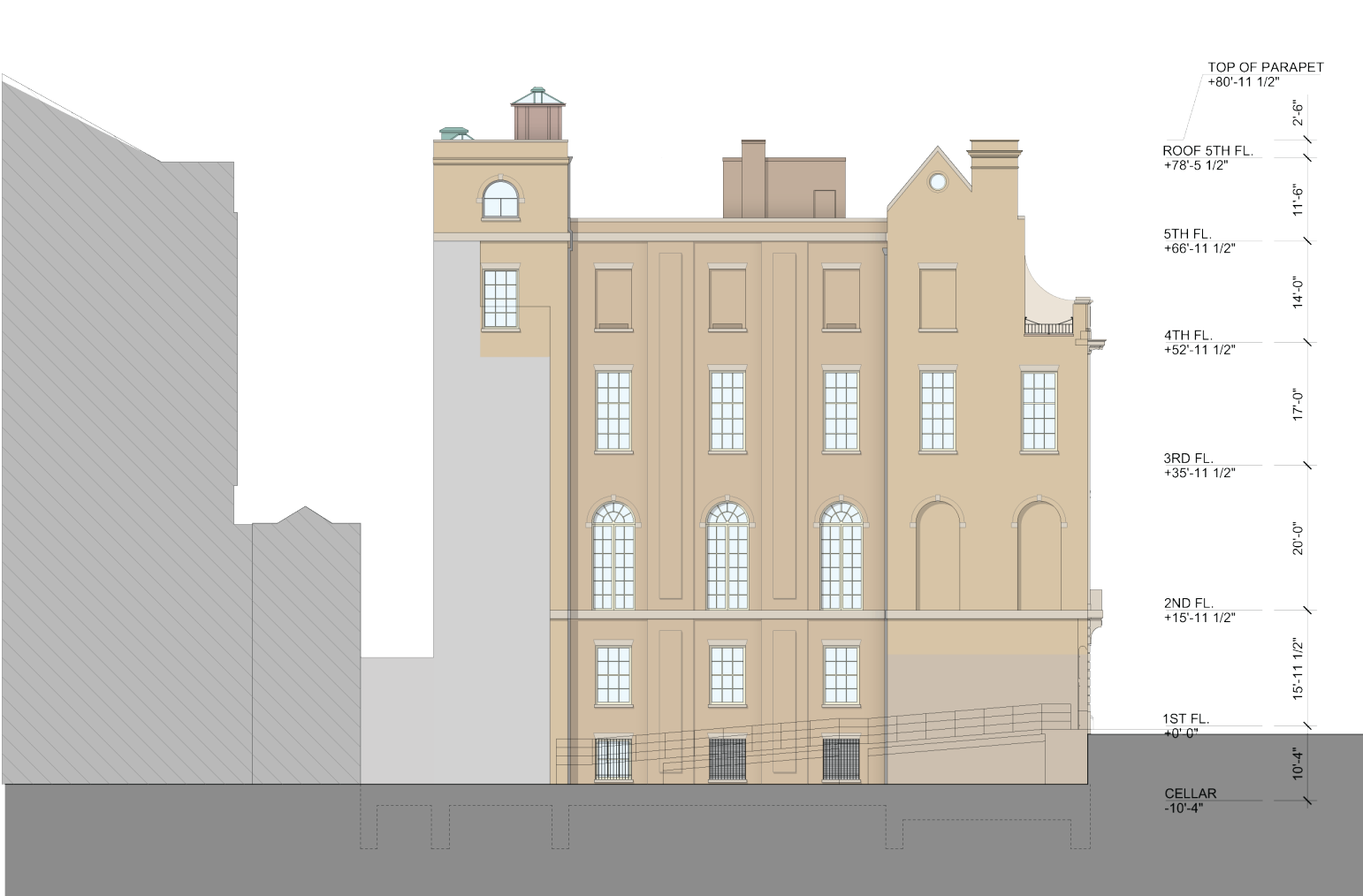


EXISTING

PROPOSED

WEST FACADE

DRAFT



EXISTING

PROPOSED

MATERIALS

PRIMARY BRICK
FLEMISH BOND



NEW ADDITION
EAST

LIMESTONE



NEW ARTICULATION
SILLS / LINTELS / BANDS
EAST / NORTH / WEST

ZINC COATED COPPER



NEW ADDITION
BULKHEAD CLADDING

CEMENT STUCCO



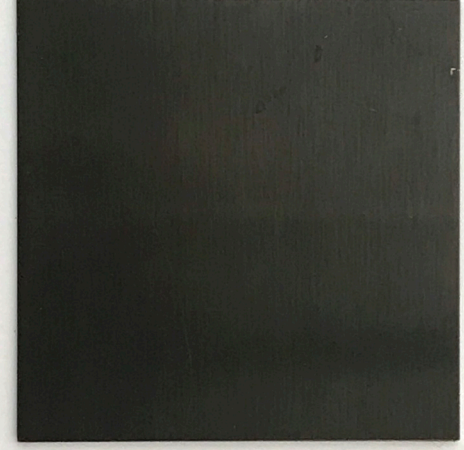
NEW ADDITION
EAST / NORTH / WEST

RED BRICK



NEW ADDITION
EAST

STATUARY BRONZE



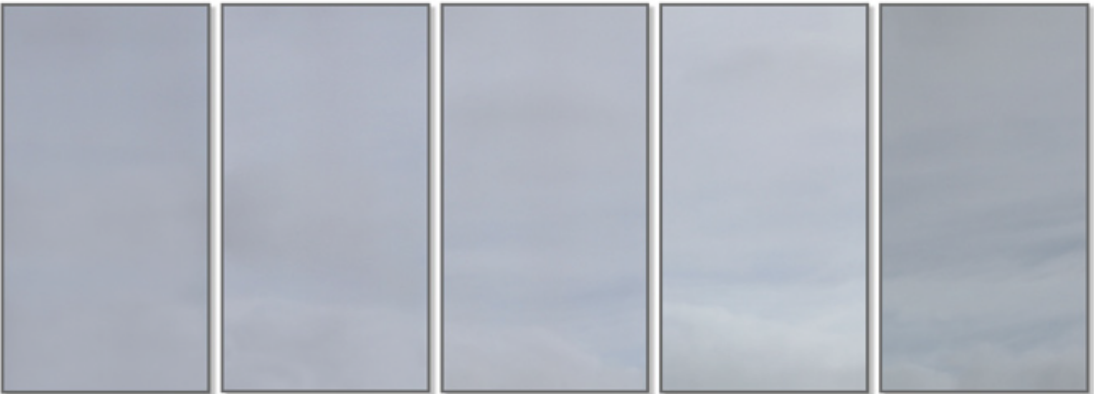
NEW AWNING

COPPER



ROOF LEADERS
MANSARD ROOF REPAIRS

GLASS



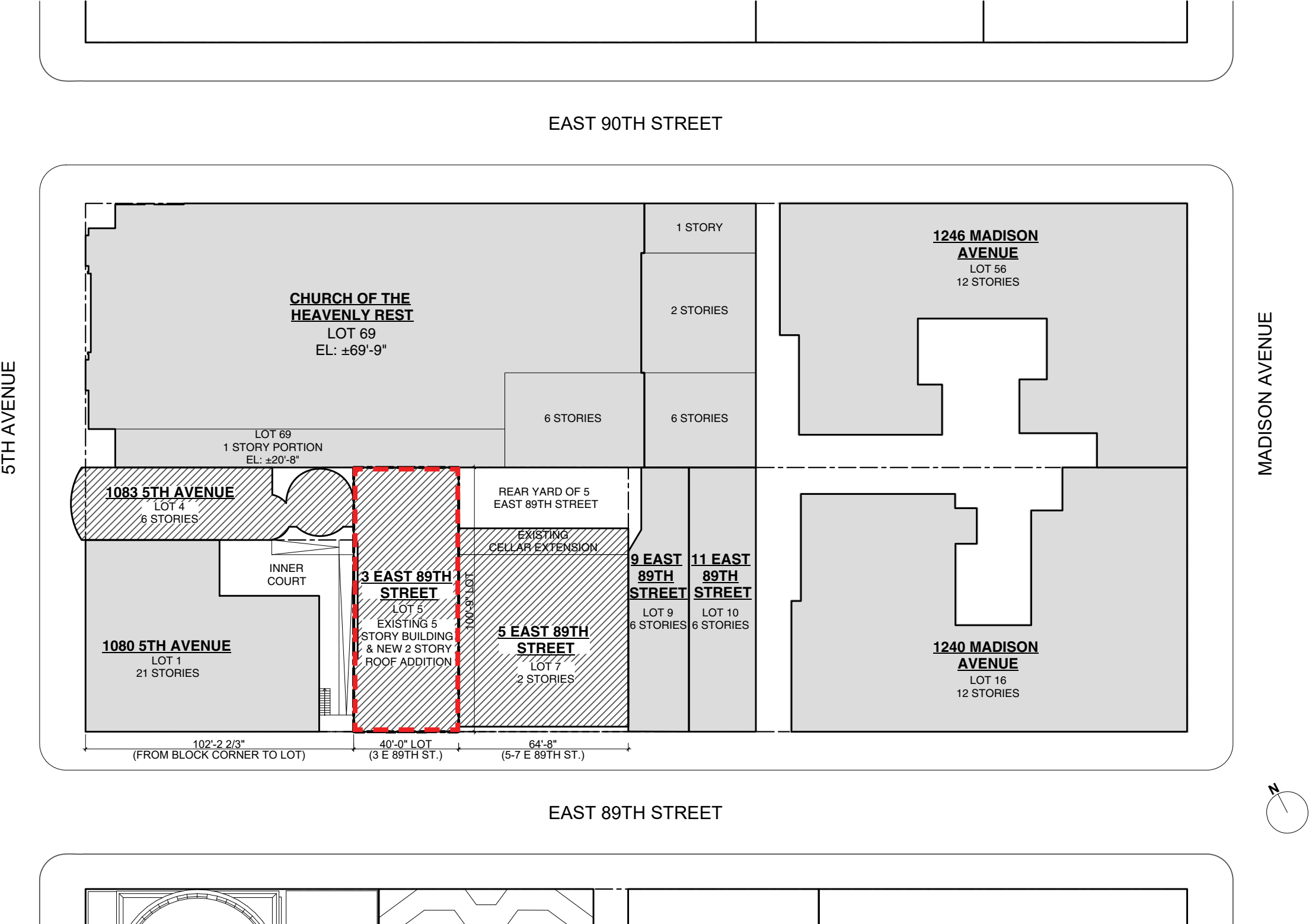
6TH FL SOUTH GLASS



NORTH FACADE GLASS STUDIO ENCLOSURE



APPENDIX





OGDEN CODMAN, 1863-1951
DESIGN ARCHITECT

- American architect and interior decorator in the Beaux-Arts style
- Co-author with Edith Wharton of The Decoration of Houses (1897)
- Codman started his practice in Boston in 1891 and moved to New York City in 1893.
- Designed interiors at Kykuit (Rockefeller Mansion) and The Breakers (Vanderbuilts)



ARCHER MILTON HUNTINGTON,
1870-1954
ORIGINAL OWNER

- Lifelong friend of the arts
- Adopted son of railroad magnate Collis P. Huntington
- Major benefactor of the American Academy of Arts and Letters
- Founder of The Hispanic Society of America (1904)
- Co-founded the Brookgreen Gardens sculpture center in South Carolina (1932) with wife Anna Hyatt Huntington



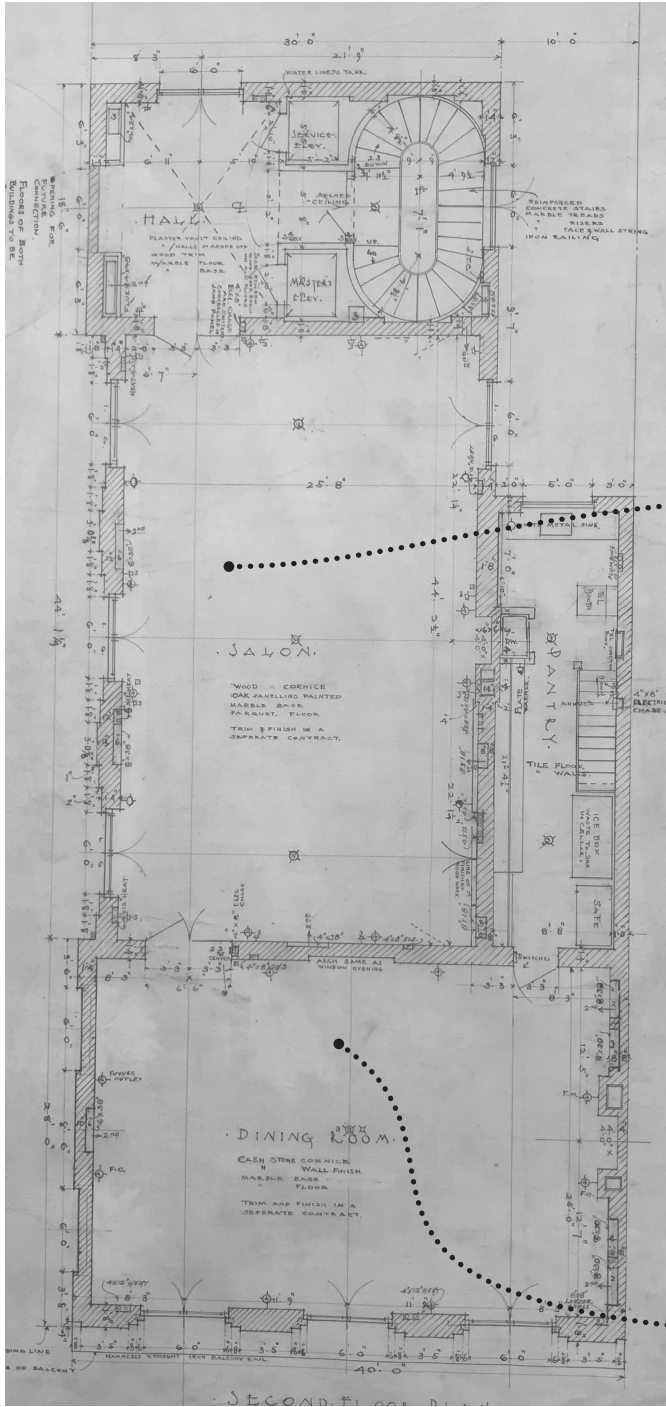
ANNA HYATT HUNTINGTON,
1876-1973
ORIGINAL OWNER
ARTIST

- Sculptor
- At a time when very few women were successful artists, she had a thriving career.
- Her equestrian and animal sculptures are in museums and collections throughout the United States
- In New York City, her work is displayed at Columbia University, the Metropolitan Museum of Art, the National Academy of Design, the New-York Historical Society, Central Park and Riverside Park.



NATIONAL ACADEMY OF DESIGN
FOUNDED 1825
GIFTED PROPERTY IN 1941

- Honorary association of American artists
- Founded with the goal "to promote the fine arts in America through instruction and exhibition"
- Membership is limited to 450 American artists and architects, elected by their peers
- The museum houses a public collection of over 7,000 works of American art



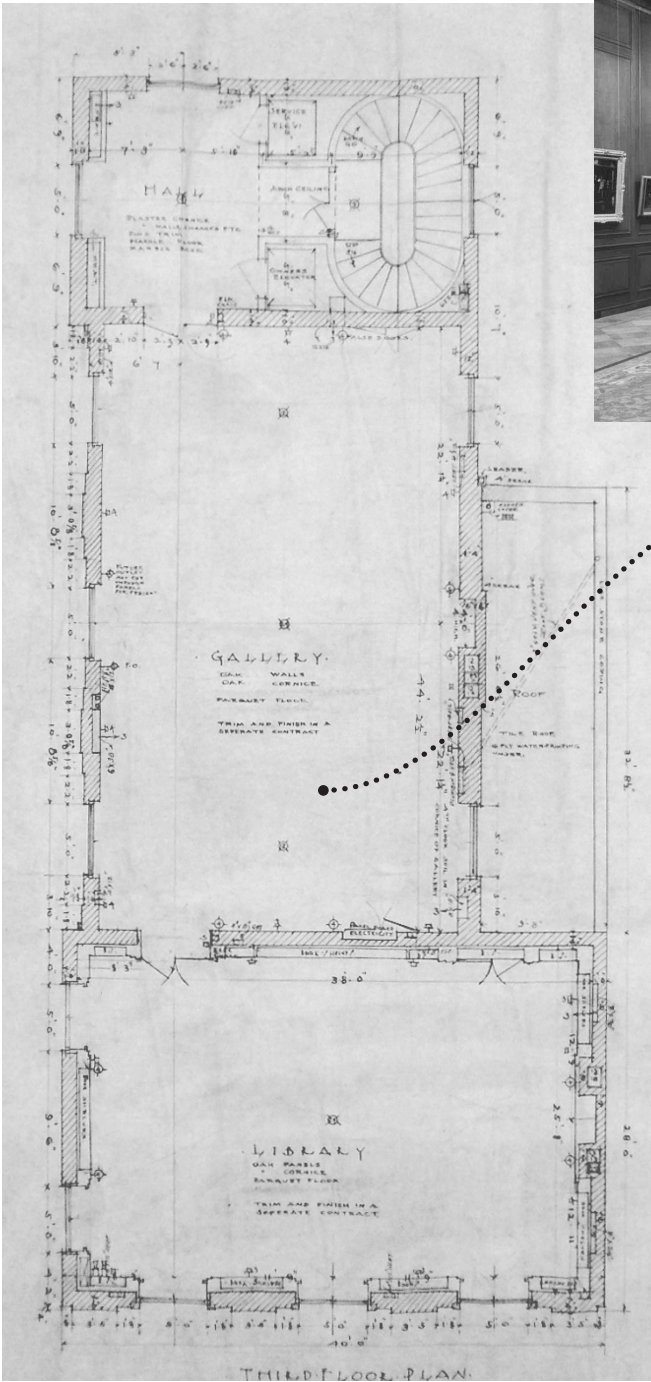
2ND FLOOR



GRAND SALON



DINING ROOM

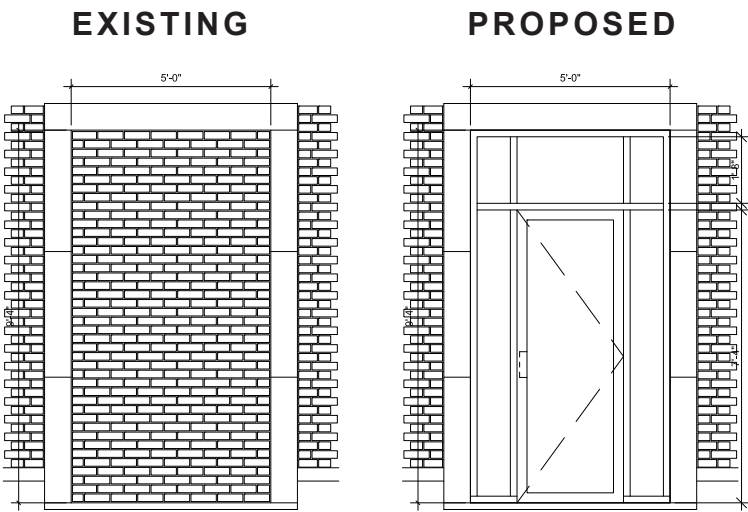


3RD FLOOR

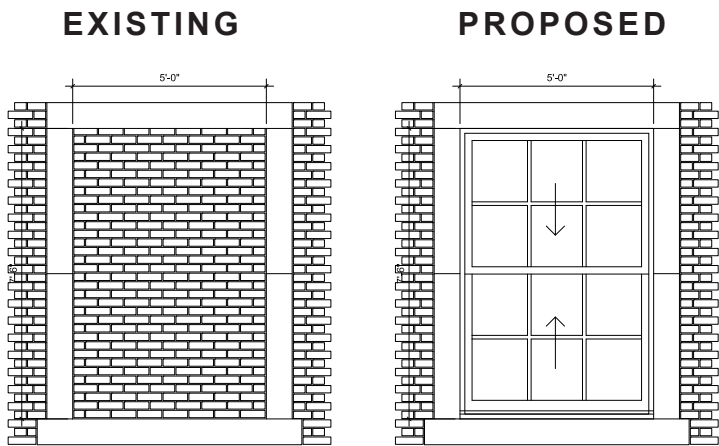


SALON GALLERY

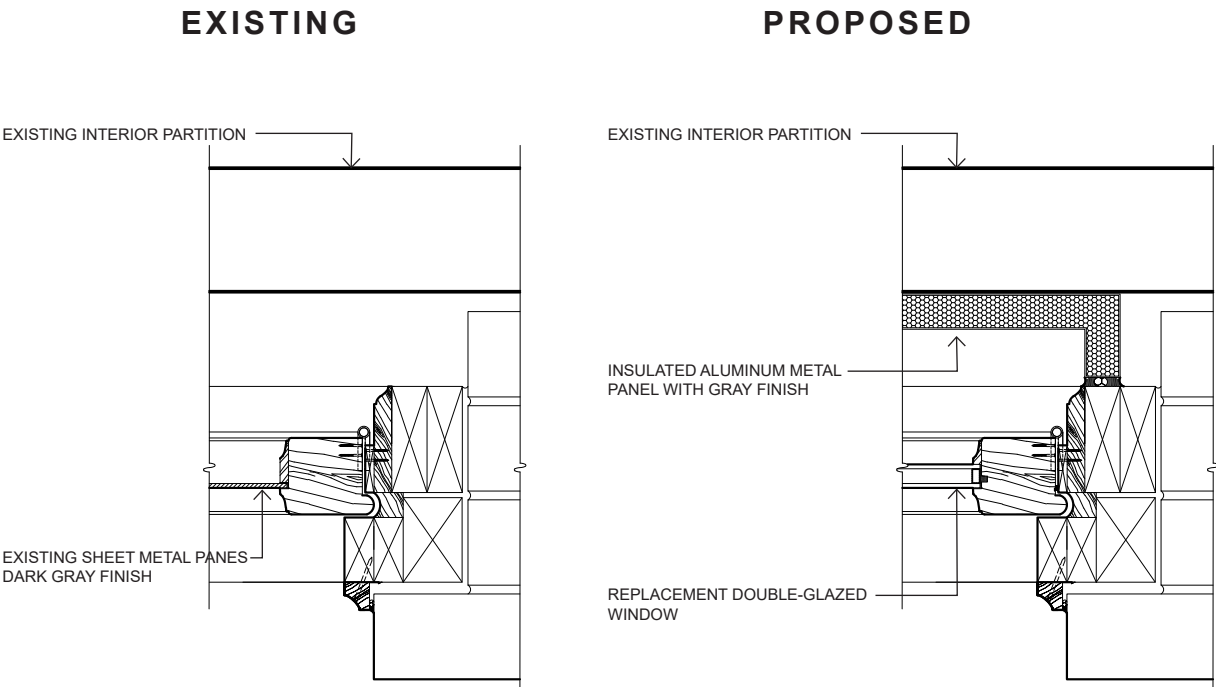
WINDOW RESTORATION: WEST & SOUTH FACADES



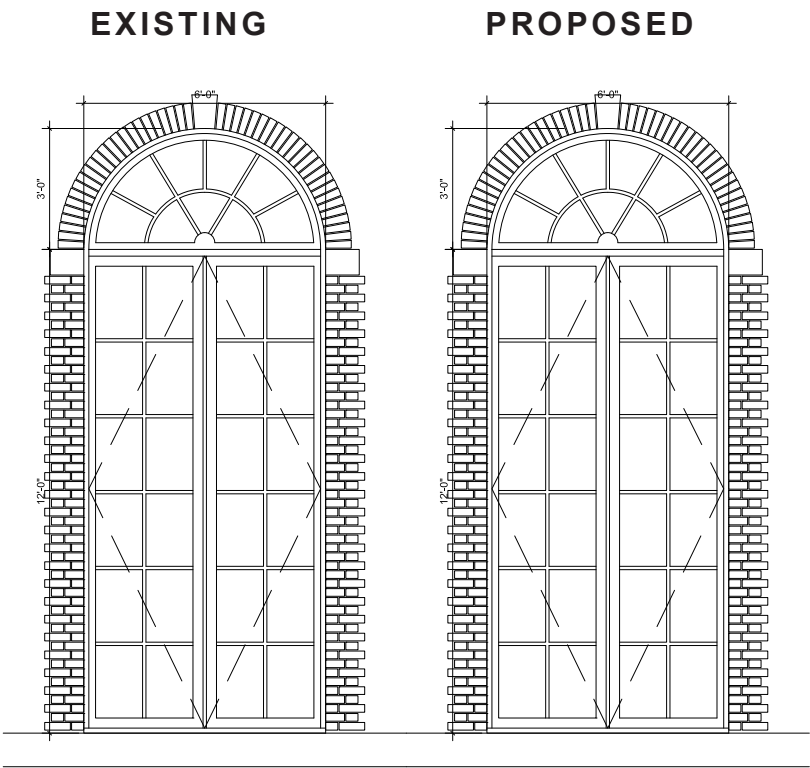
FOURTH FLOOR - SOUTH



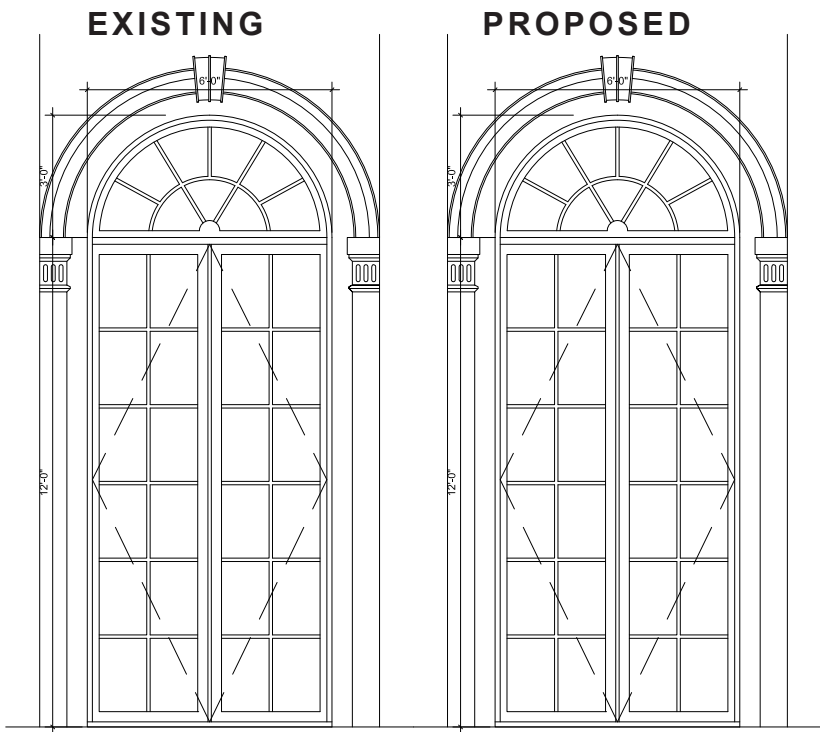
FOURTH FLOOR - SOUTH



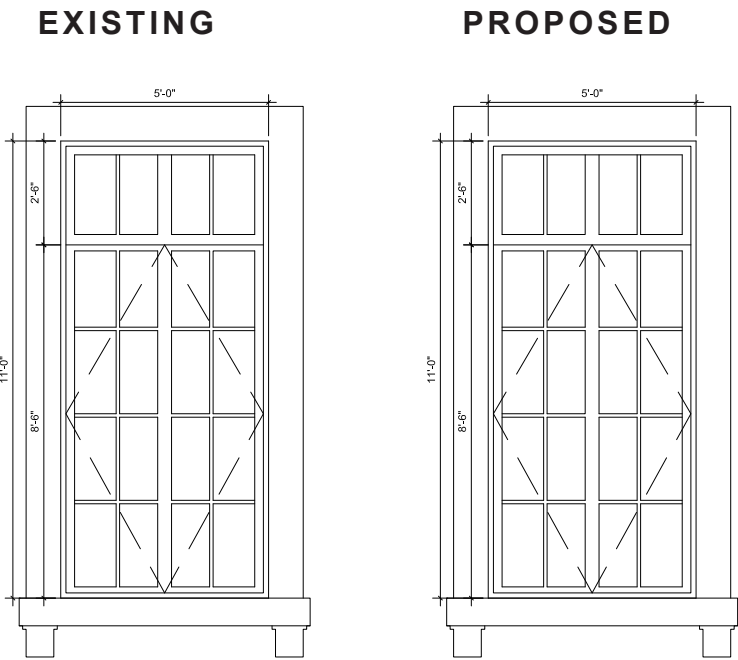
SHADOW BOX DETAIL
AT 2ND FL & 3RD FL EAST



SECOND FLOOR - WEST



SECOND FLOOR - SOUTH



EXISTING CASEMENT
WINDOWS
TO BE RESTORED

THIRD FLOOR - SOUTH

RAFAEL VINOLY ARCHITECTS GLASS REFERENCE IMAGES

